TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

APPEAL BY HALLAM LAND LTD

An Appeal Against the refusal of Outline Planning Permission 17/04673/OUT for up to 85 residential dwellings including open space (Amended Description) at Land at Junction with Carr Road and Hollin Busk Lane, Sheffield S36 1GH

PINS REFERENCE APP/J4423/W/21/3267168 PLANNING APPLICATION REF: 17/04673/OUT

ROLAND BOLTON PROOF OF EVIDENCE: HOUSING AND FIVE YEAR LAND SUPPLY

APPENDIX 1: CATEGORY A DETAILED SITE APPRAISALS

Prepared by Strategic Planning Research Unit DLP Planning Ltd Sheffield



Proof of Evidence: Roland G Bolton Five Year Land Supply Appendix 1: Category A detailed Site Appraisals

CON	NTENTS	PAGE
1.0	HSBC, 79 Hoyle Street, Sheffield, S3 7EW (343 dwellings)	3
2.0	40-50 Castle Square Sheffield S1 2GF (22 Dwellings)	5
3.0	Site Of Park & Arbourthorne Labour Club Eastern Avenue/City Road Sheffield S (39 Dwellings)	
4.0	DWP, Rockingham House, 123 West Street S1 4ER (96 Dwellings)	8
5.0	Site Of Norbury, 2 Crabtree Road, Sheffield, S5 7BB (14 Dwellings)	9
6.0	Premier, 127 Sharrow Lane, Sheffield, S11 8AN (13 dwellings)	10
7.0	50 High Street City Centre Sheffield S1 1QH (101 Dwellings)	11
8.0	Johnson & Allen Ltd, Car Park, Furnace Hill, Sheffield, S3 7AF (18 Dwellings)	. 12
9.0	Parkhead House 26 Carver Street Sheffield S1 4FS (23 Dwellings)	13
10.0	Car World Yorkshire Site Of 164 To 176, London Road Sheffield S2 4LT (13 Dwe	
11.0	Heritage Park 55 Albert Terrace Road Sheffield S6 3BR (35 Dwellings)	15
12.0	Yorkshire Bank Chambers, Fargate, Sheffield S1 2HD (12 Dwellings)	16
13.0	Dragoon Court, Hillsborough Barracks, Penistone Road, S6 2GZ (32 Dwellings)	. 17
	i) Tapton Cliffe And Lodge, 276 Fulwood Road, Sheffield, S10 3BN (13 Dwellings	s)18
14.0	The Pennine Centre, 20 - 22 Hawley Street (Block 3, Block 4 and Block 5) (174 Dwellings)	19
15.0	Cemetery Road Car Sales, 300 Cemetery Road, Sheffield, S11 8FT (14 Dwellings	s)20
16.0	Site of Darnall Medical Aid Society, Fisher Lane, Sheffield, S9 4RP (10 Dwelling	ıs)21
17 O	Site Of TTS Car Sales Ltd. Archer Road. Sheffield. (28 Dwellings)	22

Strategic Planning Research Unit

Five Year Land Supply Appendix 1: Category A detailed Site Appraisals

1.0 HSBC, 79 HOYLE STREET, SHEFFIELD, S3 7EW (343 DWELLINGS)

Council Comments -

1.1 Contact with the agent for this site confirms that a revised scheme changing the unit mix has made the scheme viable. The revised planning permission was granted in June 2020 after the report base date, but the scheme was submitted in February 2020 to the Council. A number of site surveys are complete, site is in single ownership (by the developer), and build rates reflect evidence from the agent. Estimate 3.5 years to discharge all conditions and includes 18 month lead in time. Scheme is for apartment block to be completed in a single year.

Planning history -

- 1.2 18/01077/FUL Demolition of existing building/associated structures (excluding the Cementation Furnace) and erection of a mixed use development comprising 247 residential units (Use Class C3) 658 student bed spaces (Use Class Sui Generis), commercial uses (Use Classes B1a, A1, A2, A3, D1 and D2) with associated access, parking, servicing and landscaping works application submitted 16/03/2018 approved 14/9/2018
- 1.3 18/01077/COND1 Application to approve details in relation to condition number(s): 3 (Phasing Plan), 4 (Demolition Management Plan), 5 (Highway Management Plan), 6 (Written Scheme of Investigation (WSI)) and 8 (Programme of Repair & Maintenance of Scheduled Monument) imposed by planning permission 18/01077/FUL application submitted 19/9/2018 approved 16/11/2018
- 1.4 18/01077/COND2 Application to approve details regarding conditions nod. 4. Demolition Management Plan; 5. Highway management Plan; 7. Foundation and groundworks scheme;
 9. Monument maintenance plan; 11. Surface water drainage; 12. Surface water disposal; 19. Brown roof system; 27. Renewable or low carbon energy -pre-commencement stage only)
 37. Employment and training strategy; 39. Improvements to highway safety; in relation to planning application 18/01077/FUL application submitted 5/12/2018 approved 17/4/2019
- 1.5 18/01077/COND3 Application to approve details in relation to condition number(s): 13 (Intrusive Investigations), 14 (Remediation Strategy Report) and 20 (Hard & Soft Landscaping) imposed by planning permission 18/01077/FUL application submitted 2/01/2019 approved 25/2/2019
- 1.6 19/02186/FUL Demolition of existing building/associated structures (excluding the Cementation Furnace) and erection of a mixed use development comprising residential units (Use Class C3) student bed spaces (Use Class Sui Generis), commercial uses (Use Classes B1a, A1, A2, A3, D1 and D2) with associated access, parking, servicing and landscaping works Application under Section 73 to vary condition no. 2 (approved plans including revision to unit numbers) as imposed by planning permission no. 18/01077/FUL Demolition of existing building/associated structures (excluding the Cementation Furnace) and erection of a mixed use development comprising residential units (Use Class C3), student bed spaces (Use Class Sui Generis), commercial uses (Use Classes B1a, A1, A2, A3, D1 and D2) with associated access, parking, servicing and landscaping works application submitted 14/2/2020 approved 30/6/2020
- 1.7 20/00337/NMA Application to allow the amendment of the description of the development (amendment to previously approved scheme 18/01077/FUL) application submitted 29/1/2020 approved 7/2/2020

Commentary -

1.8 The NMA (20/00337/NMA) submitted in January 2020 and approved in February 2020 was to amend the description to include residential units, student bed spaces and commercial

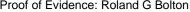


Five Year Land Supply Appendix 1: Category A detailed Site Appraisals

unit (the number of each is not specified). In the officer report it is stated that the application will seek to revalidate the application under a section 73 application and make alterations to the original permission (18/01077/FUL). No such application has been submitted to date (as of 28/01/2021).

- 1.9 The site was sold by the original developer Mace to Cassidy Group (Hoyle Street) Ltd in 2018 who are the developer, however, there is clear evidence that the site has been stalled due to the lack of funding and end user of the scheme. Commercial knowledge from Knight Frank noted that "bringing forward the C3 BTR element, due to a funding partner having not been secured to date. Deliverability therefore is not established.". This notion is reiterated by an article in the Star published 7th February 2020 (Appendix 5c) which states "A spokeswoman for the company said: "At present, the site is on hold whilst we are in discussions with various end users. Once we have secured a buyer, the development will commence."".
- A further article published on the 25th January 2021 (Appendix 5d), quotes Alex Newbold, 1.10 land manager for Cassidy, that work had stopped while funding discussions took place which were then overtaken by the pandemic. And suggested that the scheme should restart by the end of March, however, there is no confirmation that funding has been secured and they need to decide what funding route to take "Meanwhile, the company had to choose between a 'forward funded' scheme, receiving the money in stages during construction and then handing it over on completion. Or they might pay for it themselves, fill it and sell it as an 'income producing asset'. There were 'multiple people interested at different levels', he added."
- 1.11 I spoke to Mike Hall of Jefferson Sheard Architects the original architects on the scheme on the 26th February 2021 and he confirmed that they had not been retained to undertake the construction drawings for the scheme when it have been sold on.
- 1.12 This is clear evidence that the funding situation that stalled the site has yet to be resolved.
- 1.13 A site visit (10/03/2021) confirmed that there is no activity on the site (Appendix 5B).
- 1.14 As there are funding issues that have caused the site to stall, and the approved scheme is not likely to be implemented. The site has therefore been removed from the supply.

Strategic Planning Research Unit



Five Year Land Supply Appendix 1: Category A detailed Site Appraisals

2.0 40-50 CASTLE SQUARE SHEFFIELD S1 2GF (22 DWELLINGS)

Council Comments -

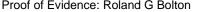
2.1 Unable to make contact with agent and no evidence work has started on site. From the base date 12 months remains on the planning permission (this includes the Government extension until 1.5 2021 for permissions due to expire between March - December 2020) so site remains in the 5-year supply.

Planning History –

- 2.2 16/04572/OUT - An outline application for the erection of a rear extension and additional storey to create 13 studio apartments (amended as per plans received on 30/1/17) was approved in May 2017.
- 2.3 16/04529/ORPN - In January 2017 a prior notification application was approved for the use of offices (Class B1a) on second, third and fourth floors as 21 studio flats (Class C3) (Amended as per plans received on 26/1/17).
- 2.4 17/02719/FUL - Internal/external alterations including erection of rear extension/additional storey and change of use of offices, shop and store to create 17 no. apartments, alterations to facade to form balconies and access ramp to main entrance - submitted 28/06/2017 approved 20/10/2017 -
- 2.5 17/02719/COND1 - Application to approve details in relation to conditions 3 (ingress and egress), 4 (large scale details), 5 (external materials and finishes), 11 (bin store), 13 (parking permit restriction) of planning permission 17/02719/FUL – submitted - condition 3, 4, and 13 approved, condition 5 part approved, and condition 11 not approved 4/7/2018.

- 2.6 The decision notice for 17/02719/FUL states that the development shall begin no later than the expiration of three years from the date of the decision. The Council note that the development has not yet started, therefore if the government extension applied to sites due to expire between March - December 2020 was not in place, this permission would have expired.
- 2.7 Condition 11 relating to bin store is a pre-commencement condition (unless an alternative timeframe is agreed in writing with the LPA) has not been discharged (17/02719/COND1 Decision Notice Appendix 6E), and many pre-occupation conditions are outstanding (Appendix 6D).
- 2.8 The Council also note that they are unable to make contact with the agent and there has been no further activity on the application with regard to conditions.
- Applicant and owner was Murt Merali who owns a letting agency and therefore is not a 2.9 developer. Documents on Companies House has £37,153 in cash (and cash equivalents), therefore the site would need to be sold to a developer in order to be built out (Appendix 6C).
- 2.10 The ground floor unit was listed on 1/3/2021 as a retail premises for rent (Appendix 6B).
- 2.11 Therefore, the site has been removed from the supply as there has been no activity on site or application, there is a long history of permissions that have not been implemented, no contact from the agent, outstanding pre-commencement conditions, existing retail uses, and the application would have expired in the absence of the Covid-19 extension. Lastly the ground floor unit is now being advertised for rent.

Strategic Planning Research Unit



Five Year Land Supply Appendix 1: Category A detailed Site Appraisals

3.0 SITE OF PARK & ARBOURTHORNE LABOUR CLUB EASTERN AVENUE/CITY ROAD SHEFFIELD S2 2GG (39 DWELLINGS)

Council Comments -

Site is being actively marketed on the website of Trinity Park Estates as 'City Heights'. Demolition has taken place and planning permission granted May 2020 for the retail part of the scheme. Scheme is for apartment block which is assumed to be completed in a single

Planning History –

- 3.1 07/04843/FUL - Full application for the erection of 4/5-storey block comprising 42 apartments and 4 commercial units (Use Class A1/A2/B1(a)) and a working mens club with 39 undercroft car parking spaces (as per amended drawings received on 30.4.08) submitted 9/1/2008 and approved 29/12/2008. This was still being marketed in 2014 (Appendix 7E).
- 3.2 18/01648/FUL – Full application for the erection of 1x4-storey block and 1x3/4 storey block comprising 39 apartments, with basement access, cycle storage and bin store, associated parking and landscaping – submitted 5/6/2018 and approved 5/10/2018
- 18/02593/DPN Demolition of two-storey buildings submitted 6/7/2018 and approved 3.3 13/8/2018
- 3.4 19/04323/FUL – Full application for the erection of 4 flexible use (A1/A2/A3/A5) retail units. undercroft bar (A4) with associated parking accommodation and landscaping submitted 20/12/2019 and approved 13/5/2020

- 3.5 The permission will expire 5/6/2021.
- 3.6 Site visit 11/3/2021 confirmed the site has been demolished, and there is advertisement for the 4 retail units (decision notice, Appendix 7C) but not the residential scheme (site photos Appendix 7B).
- 3.7 There are numerous pre commencement conditions for the residential permission that have not been discharged, including condition 3 land contamination, 4 Phase 1 Risk Assessment Report, 5 Phase 2 Intrusive Site Investigation Report, 6 wheel cleaning and site access, 7 delivery/service vehicles, 8 surface water drainage design, 9 surface water peak flow, 10 energy saving (Appendix 7F).
- 3.8 The Council do not appear to have contact with the applicant. There is no developer on board.
- 3.9 Whilst there is marketing material of the site on Trinity Parks Estates, it is not 'active' marketing as it is clear that this material is somewhat dated given the advert refers to the 2008 permission rather than the 2008 permission (Appendix 7D).
- 3.10 The fact that this site has been marketed since 2008 and is yet to be sold indicates that there are issues that are preventing the site from coming forward.
- In speaking with Matt Bowker 25th February 2021 (Coda Architecture) who acted all the 3.11 residential applications and he confirmed that the site has been a long ongoing project and nothing has come to fruition due to considerable issues with viability.
- 3.12 The last two applications were for the demolition of the existing buildings with no replacement this was followed by a full application for a retail use.
- 3.13 The site has been removed as there are outstanding pre commencement conditions, there



Five Year Land Supply Appendix 1: Category A detailed Site Appraisals

has been no contact with the applicant, there is no developer on board, the site has been for sale over 10 years, there are viability issues relating to the delivery of residential accommodation and the application for demolition followed by a further application for a retail use is clear evidence that the site will not deliver housing completions in the next 5 years.

Strategic Planning Research Unit

Five Year Land Supply Appendix 1: Category A detailed Site Appraisals

4.0 DWP, ROCKINGHAM HOUSE, 123 WEST STREET S1 4ER (96 DWELLINGS)

Council Comments -

4.1 Permission granted in December 2019, so no progress on site at the base date. However no reason to assume that the scheme will not be delivered within the 5 year period.

Planning History -

4.2 18/03172/FUL - Alterations and conversion of building to form student accommodation - 16 cluster flats and 80 bedsits/studios (Use Class Sui Generis) and erection of two additional storeys at roof-level – submitted 5/9/2018 – approved 19/12/2019

- 4.3 No conditions have been discharged. There are numerous pre-commencement conditions including – condition 3 construction method statement, condition 4 overhead wires, condition 5 energy saving (Appendix 8E).
- 4.4 The site is still owned by the government with DWP still operating out of the premises (Appendix 8C) and Players Bars Investments Limited, and Zubair Kahn (a private individual) is a tenant.
- 4.5 The site is currently in use as a bar/night club as confirmed by a site visit 24/02/2021 (Appendix 8B).
- 4.6 Contact with the Tan Hussian of The Bush Consultancy (26 February 2021) the architects for the scheme confirmed that they had not been instructed to proceed with the conversion and the last piece of work instructed on the project was 3 years ago.
- 4.7 This is a building with an external brick cladding and is over 18 m in height as such the introduction of new regulations regarding cavity walls in new residential buildings of over 18m in height will impact on the viability of the approved scheme as the estimated cost of improved thermal insulation is £91,000 per building. (Appendix 8D Paragraph 1.26 Final Impact Assessment: Ban on combustible materials in external wall systems. Building (Amendment) Regulations 2018) SI 2018/1230).
- 4.8 There is clear evidence of the continued ownership and occupation of the building by the government, there is no activity on the application, the architects have not been engaged to take the scheme forward and changes to legislation will have impacted upon the viability of the approved scheme. This amounts to clear evidence that the approved scheme will not be delivered in 5 years.



Five Year Land Supply Appendix 1: Category A detailed Site Appraisals

5.0 SITE OF NORBURY, 2 CRABTREE ROAD, SHEFFIELD, S5 7BB (14 DWELLINGS)

Council Commentary -

5.1 No update provided, but no reason to assume that the scheme will not be delivered within the 5 year

Planning History -

- 5.2 14/00801/PREAPP Pre-application advice for residential development
- 5.3 18/04637/FUL Site Of Norbury 2 Crabtree Road Sheffield S5 7BB submitted 12/12/2018 approved 25/10/2019

- 5.4 No contact has been made with the developer.
- 5.5 No conditions have been submitted or discharged. Pre commencement conditions include: condition 3-5 land contamination, condition 6-8 traffic/highways, condition 9 tree protection, condition 10 dust and demolition, condition 11 energy saving, condition 12 storm water, condition 13 bat survey (Appendix 9D).
- 5.6 Application was submitted by Jaguar Estates Limited , and the application form states that the site is owned by SCC.
- 5.7 The site was sold on the 17/12/2019 for £200,000 (Appendix 9C).
- I spoke to Patrick Herbert of Jaguar Estates who confirmed that the site was purchased as one of three from Sheffield City Council, and the owner is currently negotiating alternative use for the site. The site also only has marginal viability and difficulty of achieving services for residential sites including the difficulty of negotiating section 36 agreements with the Council have dissuaded the owner from the implementing the permitted residential scheme. The site is considered to be in a poor market area. The alternative use presently being considered by the owner are the conversion to C2, in terms of a residential shelter.
- 5.9 Site visit (10/3/2021) confirmed that the site has no sign of advertisement for sale or activity (Appendix 9B).
- 5.10 Site has been removed as the owner/developer has confirmed that they are not going to develop the permitted development.



Five Year Land Supply Appendix 1: Category A detailed Site Appraisals

6.0 PREMIER, 127 SHARROW LANE, SHEFFIELD, S11 8AN (13 DWELLINGS)

Council Comments -

6.1 No update provided, but no reason to assume that the scheme will not be delivered within the 5 year period.

Planning History -

- 6.2 06/02898/CHU this was an application for use of premises as a restaurant (Use Class A3). This application was conditionally approved in October 2006
- 6.3 10/02823/FUL this was an application for the installation of an ATM machine to the premises. This application was conditionally approved in November 2010.
- 6.4 18/01552/FUL this was an application for the demolition of existing building and erection of a five-storey building with retail (Use Class A1) at ground floor and residential (Use Class C3) to upper floors to form 16 apartments. This application was withdrawn in August 2018.
- 6.5 17/04823/PREAPP this was an application for pre-application advice for the demolition of existing buildings and the erection of a six-storey building to have retail use at basement and ground floor level and 24 apartments over. Officers gave appropriate advice and this application enquiry was closed in April 2019
- 6.6 19/00642/FUL Demolition of existing building and erection of a four-storey building with retail (Use Class A1, A2, A3) at ground floor level and residential (Use Class C3) to upper floors to form 13 apartments (Resubmission of 18/01552/FUL) submitted 27/2/2019 approved 6/9/2019

- 6.7 No conditions have been discharged (Appendix 11C).
- 6.8 Applicant was Mr T Sadiq.
- 6.9 The Council have had no contact with the developer.
- 6.10 Site visit (10/3/2021) confirmed the site has no advertisement and no activity (Appendix 11B).
- 6.11 Contact with the Amer Ahmed the architect for the scheme on 26/02/21 has confirmed that the space standards are not complied with under the current scheme and that this scheme will not be implemented. He confirmed that this permission is unlikely to be implemented and the scheme will not come forward within 5 years.
- 6.12 There has been no activity on the most recent permission for the reasons explained above, the council have had no contact with the developer, the Architect has explained why this permission will not be delivered in the next five years and it is to be removed from the supply.



Five Year Land Supply Appendix 1: Category A detailed Site Appraisals

7.0 50 HIGH STREET CITY CENTRE SHEFFIELD S1 1QH (101 DWELLINGS)

Council Comments -

7.1 No update provided, but no reason to assume that the scheme will not be delivered within the 5 year period. Scheme is for alterations to an existing building for student accommodation and is assumed to be completed in a single year.

Planning History -

- 7.2 18/00858/FUL Retention of existing retail space at lower ground and upper ground floor levels, part demolition of upper floor levels (retaining façade), an additional 1 and 2 storeys and alterations to elevations to accommodate the creation of student accommodation comprising 330 bed spaces (provided in 38 cluster flats and 63 studios) with communal, ancillary and access facilities approved 22/06/2018.
- 7.3 No other relevant planning history in relation to the site.

- 7.4 Application subject to 4 pre-commencement conditions (Appendix 13E). No applications to discharge these conditions have been submitted.
- 7.5 There has been no update provided by the agent / applicant. The applicant is Tellon Capital (real estate investors).
- 7.6 At present, the site is occupied by Sports Direct, Poundland, and British Heart Foundation; which a site visit confirmed they appear to be active (Appendix 13B) (24/02/2021).
- 7.7 The site is currently being advertised for sale (Appendix 13C) by Lewis & Partners for £4,000,000, despite its sale in 2017 for £6,799,999 (Appendix 13D). This reduction in price of over £2million despite securing planning permission is indicative of a viability issue and suggests the current owners are wanting to dispose of the site.
- 7.8 This was when we contacted the agent of the site and they have confirmed the current scheme (for 300 bedspaces) is no longer viable due to changes in rents, and so this scheme is not going to be progressed.
- 7.9 The council have had no contact with the applicant, I have established that there is no developer on board and no progress has been made with implementing the application, and there appear to be issues with the viability of the scheme. The site has been removed from the supply.



Five Year Land Supply Appendix 1: Category A detailed Site Appraisals

8.0 JOHNSON & ALLEN LTD, CAR PARK, FURNACE HILL, SHEFFIELD, S3 7AF (18 DWELLINGS)

Council Comments -

8.1 No update provided, but no reason to assume that the scheme will not be delivered within the 5 year period.

Planning History -

- 8.2 02/03533/FUL erection of offices (3 storeys) with basement car parking granted conditionally 20/01/2004.
- 8.3 18/04670/FUL Erection of a five/six-storey building comprising 18 apartments (C3 Use Class), ground floor office space (B1 Use Class) and associated basement car parking approved 17/05/2019.

- 8.4 There has been no update provided by the agent / applicant to the council. Applicant is Mr Frank Johnson.
- 8.5 Site appears to have been sold by auction on 03/09/2019 (Mark Jenkinson & Son) as a carpark generating 14,400 pa but the details referenced the planning permission (Appendix 14C).
- 8.6 Site is subject to 8 pre-commencement conditions (Appendix 14D). No applications to discharge these conditions have been submitted either by the original applicant or the new owner.
- 8.7 Site is actively in use as a car park as confirmed by a site visit (24/2/2021) (Appendix 14B).
- 8.8 I contacted Brett Lyons at SLA Design on the who advised me that the original application was difficult to negotiate though to consent and that a reduction in height as part of the negotiations rendered the scheme unviable as it was an expensive scheme to build. He stated that the scheme would not be developed on in the next five years.
- 8.9 The council have had no contact with the applicant, there appears to be no developer on board and no progress with the application or ongoing contact with the schemes architect. The site has been removed from the supply.

Appeal Ref APP/J4423/W/21/3267168
Outline application 85 dwellings including open space
Land at Junction with Carr Road and Hollin Busk Lane
Proof of Evidence: Roland G Bolton
Five Year Land Supply Appendix 1: Category A detailed Site Appraisals

Strategic Planning Research Unit

9.0 PARKHEAD HOUSE 26 CARVER STREET SHEFFIELD S1 4FS (23 DWELLINGS)

Council Comments -

9.1 No update provided, but no reason to assume that the scheme will not be delivered within the 5 year period.

Planning History -

- 9.2 17/05084/ORPN An office to residential conversion was granted for use of first, second and third floor offices (Use Class B1a) as 44no dwellings (Use Class C3). Applicant Mr Tony Markey approved 07/03/2018.
- 9.3 18/03632/ORPN Use of offices (Use Class B1) as 23no. apartments (Use Class C3). Applicant Henry Boot Developments Ltd approved 12/11/2018.
- 9.4 18/03769/FUL Reconfiguration of the existing car park, erection of an external cycle parking store, external bin store, installation of additional covered cycle hoops and alterations to windows to existing building (Amended Description). Applicant Henry Boot Developments Ltd approved 28/11/2018.

- 9.5 There are now 3 consents on this site which have not been implemented.
- 9.6 There has been no update provided to the council by the agent / applicant. Applicant is Henry Boot Developments Ltd.
- 9.7 The site is currently being advertised to let as offices (Appendix 15C by Colloco, on the advertisement it is stated that the offices are 'under new ownership' and a comprehensive refurbishment has been completed. The floorplans for the new office which accompany the advert are dated April 2019 clearly showing the owner intention at that time which have since been confirmed (Appendix 15e). In this context, it is likely that the new owners of Park Head House are not wishing to implement the permission and instead wish to continue it's use of offices given the investment into refurbishment.
- 9.8 A site visit confirmed that the site is in use of offices and has an active tenant (24/2/2021) (Appendix 15B).
- 9.9 Pre-occupation conditions have not been discharged (Appendix 15D).
- 9.10 I have confirmed with Henry Boot that they sold these premises and the Architect Mike Hall Jefferson Sheard highlighted feasibility issues with the scheme and confirmed that the property had been sold on and was being used for office space.
- 9.11 The council have no update from the applicant, I have identified the lack of progress, and the fact that the property has changed hands and has recently be refurbished as officers that are now being advertised for rent. This site has been removed from the supply.

Strategic Planning Research Unit

Five Year Land Supply Appendix 1: Category A detailed Site Appraisals

10.0 CAR WORLD YORKSHIRE SITE OF 164 TO 176, LONDON ROAD SHEFFIELD S2 4LT (13 DWELLINGS)

Council Comments -

10.1 No update provided, but no reason to assume that the scheme will not be delivered within the 5 year period.

Planning History -

- 10.2 17/04216/FUL Erection of 13 apartments (Use Class C3) with retail units (Use Class A1) on ground floor in 1 x 3/4 storey block approved 24/01/2018.
- 10.3 No other relevant planning history in relation to the site.

- 10.4 The council have no update from the agent / applicant. The applicant is Mr Azmut Kahn.
- 10.5 There are 8 pre-commencement conditions relating to this permission. No applications to discharge these conditions have been submitted (Appendix 16C).
- 10.6 There is no evidence to indicate that this permission has been implemented and the site is still in use as a Car World. This permission expired in January 2021.
- 10.7 Site visit 10/3/2021 confirmed that the site is still in operation as Car World (Appendix 16B).
- 10.8 As this permission is no longer extant, the site has been removed from the supply.

Strategic Planning Research Unit

Five Year Land Supply Appendix 1: Category A detailed Site Appraisals

11.0 HERITAGE PARK 55 ALBERT TERRACE ROAD SHEFFIELD S6 3BR (35 DWELLINGS)

Council Comments -

11.1 No update provided, but no reason to assume that the scheme will not be delivered within the 5 year period.

Planning History –

- 11.2 15/03640/PREAPP - Pre-application advice for the conversion of buildings to form 51 residential flats - Closed 16 November 2016
- 11.3 16/02808/ORPN – Use of office accommodation (Use Class B1) as 30 apartments at Victoria House – Approved 27/09/16
- 11.4 17/01489/FUL – Alterations to form 7 apartments at The Round House – Approved 29/06/17
- 11.5 17/01483/FUL - Alterations to building to form 55 dwelling units, comprising 28 studio apartments, 1 x 1 bed apartment, 11 x 2 bed apartments and 15 x 3 bed apartments to Heritage House – Approved
- 11.6 17/04932/FUL – Erection of 35 apartments in a five storey building – approved 26/10/2018. Commentary -
- 11.7 The Council have had no update provided by the agent / applicant. The applicant is Toscafield Property Ltd (described on Companies House as a company whose nature of business is 'buying and selling of own real estate') (Appendix 17E).
- 11.8 The earlier planning permissions on this site relate to the existing building. These are now being operated by Oscar Homes. The site is not identified as a forthcoming site for Oscar Homes.
- 11.9 This planning permission ref. 17/04932/FUL relates to the erection of a new five storey building to the west of the existing Heritage House.
- 11.10 The extant permission is subject to 9 pre-commencement conditions. No applications to discharge these conditions have been submitted (Appendix 17C).
- The original Architects Franklin Ellis have confirmed that they have had no involvement since the site was sold. Land Registry returns indicate that the larger holding has been sold on from original developer who undertook the conversion to an Investment Company (Johnson Investment Limited) who also won the building in which the NHS are operating from on the site. This site remains part of the operational car park of the NHS use of the buildings within the same land holding.
- 11.12 The site is within an NHS complex and is used as car parking to service the active NHS buildings as confirmed by a site visit (10/03/2021, Appendix 17B).
- 11.13 This application will expire 26/10/2021.
- 11.14 The architects for the scheme Franklin Ellis confirmed that they last worked on the scheme some years ago.
- 11.15 The Council have had no update from the applicant, and I have established that there has been no progress with discharging conditions and the site remains as an operational car park for the NHS who are still based on site is clear evidence that this permission will not be implemented in the next five years. This site has been removed from the supply.

Strategic Planning Research Unit

Five Year Land Supply Appendix 1: Category A detailed Site Appraisals

12.0 YORKSHIRE BANK CHAMBERS, FARGATE, SHEFFIELD S1 2HD (12 DWELLINGS)

Council Comments -

12.1 No update provided, but no reason to assume that the scheme will not be delivered within the 5 year period.

Planning History -

- 12.2 15/01588/ORPN Use of 2nd, 3rd and 4th floor offices as 14 self-contained residential units (Use Class C3 dwelling houses) refused 25/06/2015
- 12.3 18/01781/ORPN Use of 2nd/3rd/4th floors of office building (Use Class B1a) as 12 no. residential units (Use Class C3) approved 21/02/2019.
- 12.4 There is no other relevant planning history in relation to the site.

- 12.5 There has been no update provided to the Council by the agent / applicant. The applicant is Mr Raj Soni.
- 12.6 The permission has a pre-occupation condition relating to a scheme of sound insulation works that needs to be submitted to and approved by the Local Planning Authority. This condition has not yet been discharged (Appendix 18D).
- 12.7 Since the confirmation of the ORPN in 2019 the offices on the second and third floors have been advertised to let by Lambert Smith Hampton (advert posted 26/12/2020, Appendix 18C) and there is signage on the building indicating these offices are still to let from a site visit 24/02/2021 (Appendix 18B)
- 12.8 There has been no update from the applicant to the council. I have identified the lack of progress with discharging conditions to implement the residential scheme. Furthermore, after gaining the ORPN the building was advertised for its existing use. The continuing active use of the site as office accommodation. This site has been removed from the supply.

Five Year Land Supply Appendix 1: Category A detailed Site Appraisals



13.0 DRAGOON COURT, HILLSBOROUGH BARRACKS, PENISTONE ROAD, S6 2GZ (32 **DWELLINGS**)

Council Comments -

13.1 No update provided, but no reason to assume that the scheme will not be delivered within the 5 year period.

Planning History -

- 19/00112/FUL Use of offices (Use Class B1a) as 32 residential units (Use Class C3) 13.2 including replacement windows and doors – approved 22/08/2019.
- 13.3 A tandem listed building consent application was submitted and approved under reference 19/00113/LBC.
- 13.4 19/00112/COND1 – part approval of details see below.

- 13.5 There has been no update provided to the Council by the agent / applicant. The applicant were the owners of the complex at the time OPUS. The agent is headoffice3 (architect specialising in office-to-residential conversions).
- The permission is subject to 5 pre-commencement conditions. An application to discharge 13.6 condition no.'s 3, 4, 5, 9 and 10 (ref. 19/00112/COND1) was submitted in November 2019. However, conditions 3, 4 and 5 were not approved (Appendix 19E). No further discharge of conditions applications have been submitted since this time, meaning that all precommencement conditions are still to be discharged (Decision notice Appendix 19C).
- 13.7 Other outstanding pre-commencement conditions include 6, 7, 9 13 and 15 (see Appendix 19C)
- 13.8 I spoke to Glen Harding of Headoffice3 the architect who worked on the original application who confirmed that the scheme as permitted was not viable and that the building had been sold on to be used for office accommodation.
- 13.9 Site visit (10/3/2021) confirmed that there is no activity on the site and no advertisement (Appendix 19B).
- 13.10 The sales brochure was published by Allsop in September 2020 (Appendix 19D) advertising the whole Hillsborough Barracks complex for sale. In reference to Dragoon Court, it states:
 - "Dragoon Court is currently vacant and has the benefit of planning permission to convert the existing office accommodation into 32 x 1 bedroom residential units together with 32 car parking spaces and an outside seating and landscaped area overlooking the estate. This building could be omitted from the sale if required."
- This building was offered for sale as part of a much larger investment site. The fact that there was an option to exclude the building from the sale is an indication that it was not regarded as an asset at the time of the sale.
- 13.12 The whole site including this building was purchased by the Evolve Estates who are not residential developers. The site is now being managed by LCP and it is noted that Dragoon Court is not being marketed by this company as a development opportunity.
- 13.13 There is no residential developer associated with this scheme. The lack of recent progress with discharging conditions and the fact that some conditions were not approved and then not resubmitted supports the original architects' observations regarding viability. This site remains part of the larger investment estate and is not available for conversion to residential use. The site has therefore been removed from the supply.

Five Year Land Supply Appendix 1: Category A detailed Site Appraisals



i) Tapton Cliffe And Lodge, 276 Fulwood Road, Sheffield, S10 3BN (13 Dwellings)

Council Comments -

13.14 No update provided, but no reason to assume that the scheme will not be delivered within the 5 year period.

Planning History –

- 13.15 19/01118/FUL Alterations and part demolition of existing building to form 9no. residential units, retention and extension of the existing gatehouse to form 1no. dwelling, erection of a detached leisure facility with 1no. apartment above, provision of underground garages with 2no. apartments above approved 25/09/2019.
- 13.16 20/01277/FUL Erection of an underground dwellinghouse and integral garage adjoining the entrance driveway within the curtilage of 276 Fulwood Road refused 16/07/2020.

- 13.17 There has been no update provided to the Council by the agent / applicant. The applicant is Trinity Park Estates. Although Trinity Estates are registered as a company, there are no funds and the contact details are inactive (Appendix 20B).
- 13.18 The permission is subject to 10 pre-commencement conditions. No applications to discharge these conditions have been submitted (Appendix 20C).
- 13.19 This original application included an additional dwelling which was omitted as it was considered unacceptable. This was later applied for separately under (20/01277/FUL) and was refused.
- 13.20 This further application for the erection of an underground dwelling house to the south of the existing building was refused in July 2020. The applicant for this application was also Trinity Park Estates. According to the officer's delegated report (Appendix 20D), it was proposed that this dwelling would form
 - "part of the site's comprehensive redevelopment into a residential complex following the grant of planning permission to alter, demolish, extend buildings on the wider site to create 13 dwelling units and a leisure unit in 2019".
- 13.21 The offers report goes onto state:
 - It is acknowledged that the submission indicates that the proposed dwelling remains an important part of the site's financial contribution to the overall viability of the wider redevelopment proposals. However, no evidence of this in the form of a viability appraisal has been submitted for consideration.
- 13.22 The Planning Statement submitted with the 2020 application (Appendix 20E) states "the additional dwelling proposed by this application will ensure the most efficient use of the wider site" (paragraph 1.3).
- 13.23 It is noted that after planning permission was refused the property was sold to Mr and Mrs Alston on the 4 December 2020 who are also owner of Penventx a private health testing company. The new owners are not related to Trinity Estates and Trinity Estates do not list the site as one of their forthcoming developments or as a site for sale.
- 13.24 The Council have received no update from the applicant. We have also received no feedback from the applicant or architect regarding the progress of this scheme. There has also been the lack of progress with discharging conditions as well as an issue regarding the variability of the proposal without the additional dwelling. This site has been removed from the supply.

Five Year Land Supply Appendix 1: Category A detailed Site Appraisals



14.0 THE PENNINE CENTRE, 20 - 22 HAWLEY STREET (BLOCK 3, BLOCK 4 AND BLOCK 5) (174 DWELLINGS)

Council Comments -

14.1 No update provided, but no reason to assume that the scheme will not be delivered within the 5 year period.

Planning History -

- 14.2 01/00608/FUL Alterations and extensions to form offices, conference room, pavilion/café and multistorey car park Granted conditionally subject to a Legal Agreement.
- 14.3 06/02927/FUL Alterations and extensions to form offices, conference room, pavilion/café and multi-storey car park (Application under Section 73 to vary condition 1 (extend start date) of planning permission 01/00608/FUL) Granted Conditionally 31.10.2006.
- 14.4 10/03904/FULR Alterations and extensions to form offices, conference room, pavilion/café and multi-storey car park (Application to extend time limit for implementation of 06/02927/FUL) Granted Conditionally 26.01.2011.
- 14.5 19/01876/ORPN Use of Block 3 (except ground floor), Block 4 and Block 5 (Use Class B1a) as 174 residential apartments (Use Class C3). Applicant is RBH DEVCO Ltd. approved 25/07/2019.
- 14.6 20/00077/FUL Replacement of windows with fixed double glazed windows with louvres above. Applicant is RBH DEVCO Ltd. approved 09/03/2020.
- 14.7 20/02524/FUL Alterations and refurbishment of offices/commercial centre including partial demolition of the lower two floors of Block 4, alterations and extension to Blocks 1 and 2 to create communal areas, external alterations to the face of Blocks 1, 2, 3 and 4 and associated landscaping works to create a plaza with access from Hawley Street and Tenter Street. Applicant is RBH DEVCO Ltd. approved 20/11/2020.

- 14.8 DLP ltd were the original agents. The applicant is RBH DEVCO Ltd.
- 14.9 Permission ref. 19/01876/ORPN (Decision notice, Appendix 21B) is subject to a precommencement condition (no.4) requiring Validation Testing of sound attenuation works to be carried out and the results submitted to and approved by SCC. There are also two further pre-occupation conditions relating to the installation of sound attenuation works (condition no.3) and details of a scheme to ensure that future occupiers are not eligible for resident parking permits (condition no.5). No applications to discharge these conditions have been submitted and this permission has not been implemented.
- 14.10 The purpose of this application submitted and determined prior to the 1st April 2020 was to secure the ongoing use of the site for officers (See Officers Report Appendix 21c)
- 14.11 Subsequent permissions to the residential applications were for replacement windows (ref. 20/00077/FUL) and alterations, refurbishment and extensions to the existing offices (ref. 20/02524/FUL) have recently been approved.
- 14.12 The applicant is implementing the window replacement which was approved under application reference 20/00077/FUL (replacement of windows with fixed double glazed windows with louvres above). No subsequent conditions are required to be discharged for this permission as the conditions were only for compliance of RAL colours on windows.
- 14.13 The new windows being installed are for the implementation of the commercial and business scheme on 20/02524/FUL. The commercial scheme is being implemented as an alternative to the 174 unit residential prior notification scheme. This scheme is removed from the supply.



Five Year Land Supply Appendix 1: Category A detailed Site Appraisals

15.0 CEMETERY ROAD CAR SALES, 300 CEMETERY ROAD, SHEFFIELD, S11 8FT (14 DWELLINGS)

Council Comments -

15.1 No update provided, but no reason to assume that the scheme will not be delivered within the 5 year period.

Planning History -

- 15.2 18/03109/FUL Demolition of garage/office buildings and erection of 11 apartments and 3 duplex apartments in a 4 storey block including ground floor car parking approved 29/01/2020.
- 15.3 No further planning history relevant to this site.

- 15.4 There has been no update provided by the agent / applicant. The applicant is MPG Properties.
- 15.5 The permission is subject to 11 pre-commencement conditions. No applications to discharge any of these conditions has been submitted (Appendix 22C).
- 15.6 DLP secured planning permission but no further information on client's intention they are aware that the applicant is still using the site as a garage and car sales and understand that this will require to be relocated before the site can be developed.
- 15.7 Site visit (10/3/2021) confirmed the site is still operational as a Car Sales and MOT/servicing site (Appendix 22B).
- 15.8 The requirement for relocation explains the lack of progress with discharging conditions. The site is not presently available for development and there is no indication that the site will come forward within the next 5 years so it has been removed from the supply.

Strategic Planning Research Unit

Five Year Land Supply Appendix 1: Category A detailed Site Appraisals

16.0 SITE OF DARNALL MEDICAL AID SOCIETY, FISHER LANE, SHEFFIELD, S9 4RP (10 **DWELLINGS**)

Council Comments -

16.1 No further evidence of the scheme progressing, but still time left on the permission. Delivery moved on 1 year.

Planning History -

- 07/00747/OUT In May 2007 an application for the erection of 12 apartments and the 16.2 provision of car parking spaces was withdrawn
- 16.3 07/02404/OUT - An application for the erection of an apartment block and 3 dwellinghouses and garages was approved in September 2007.
- 16.4 12/01855/OUT – A previous application for the erection of 8 dwellinghouses was withdrawn in December 2012.
- 16.5 13/03667/OUT - Planning permission was granted for the erection of 8 dwellinghouses, including demolition of existing building (Darnall Medical Aid Society), in December 2013.
- 16.6 17/03335/FUL – Erection of ten dwellinghouses – approved 05/02/2018.

- 16.7 There has been no update provided to the Council by the agent / applicant. The applicant is Jaffer Properties (Sheffield).
- 16.8 Site visit (11/3/2021) confirmed the site is boarded off but there is no advertisement or signs of construction activity (Appendix 23B).
- 16.9 The permission is subject to 6 pre-commencement conditions (Appendix 23C). No applications to discharge these conditions have been submitted and the permission expired on 5th February 2021.
- There is a long planning history of applications for residential development on this site, a number of which were withdrawn and one of which was approved in December 2013. This permission was also not implemented.
- The Council has had no contact with the applicant/developer. I have found that no progress has been made in discharging the conditions and the permission has now expired, this site has been removed from the supply.

Strategic Planning Research Unit

Five Year Land Supply Appendix 1: Category A detailed Site Appraisals

SITE OF TTS CAR SALES LTD, ARCHER ROAD, SHEFFIELD (28 DWELLINGS) 17.0

Council Comments -

17.1 Full permission granted in October 2019. No evidence of progress on site and unable to make contact with the new agent, but no reason to assume the site won't be delivered. Scheme is for apartment block which is assumed to be completed in a single year.

Planning History -

- 17.2 06/01564/OUT - Erection of 24 flats and associated parking - refused 20/06/2007.
- 08/03098/OUT Erection of 19 flats and associated parking (re-submission of 17.3 06/01564/OUT) - approved 06/01/2009.
- 17.4 10/02641/OUTR - Erection of 19 flats and associated parking (Application to extend time limit for implementation of 08/03098/OUT) – approved 08/11/2010.
- 17.5 13/03732/OUT - Erection of 19 apartments with associated car parking accommodation approved 24/02/2014.
- 17.6 16/02751/FUL - Demolition of existing building and erection of 28 apartments with associated car parking accommodation – approved 20/02/2017.
- 17.7 18/04503/FUL – Demolition of garage/office and erection of 28 apartments in 2 x 4 storey blocks linked with undercroft carparking accommodation, provision of bin store, green roofs, terraces, amenity spaces and associated works – approved 17/10/2019.

- 17.8 There has been no update provided by the agent / applicant. The applicant is CPC1 Developments Ltd. This company has under £100 in cash according to companies house (Appendix 24E) and therefore the site will need to be sold to come forward.
- 17.9 A site visit (10/3/2021) confirmed that the site was being advertised for rent as 'Mixed Use Land' as well as a 'Sales office/ garage and forecourt' (Appendix 24B).
- 17.10 DLP have had acted as the agent on this site in the past, and there are considerable viability issues.
- 17.11 Contact with the agent/architect has confirmed that there are no plans to implement the permission, and the site is up for sale although there is very little interest in the site for redevelopment as proposed in the last approved scheme.
- 17.12 The extant permission (ref. 18/04503/FUL) is subject to 10 pre-commencement conditions (Appendix 24C). No applications to discharge these conditions have been submitted.
- 17.13 A building control record for the erection of 28 apartments was lodged in June 2018, but no commencement or completion details have been identified (Appendix 24D).
- 17.14 The site was advertised as available to rent by Knight Frank LLP on 21st January 2021 (Appendix 24F) there is also signage on site to this effect. This indicates that the owner is no longer pursuing the development of the approved scheme.
- 17.15 The site has a long history of unimplemented planning permissions for residential development. This lengthy planning history, combined with the fact that no progress has been made on the extant permission (in terms of discharging conditions) and that the site is currently advertised as available to rent is clear evidence that the site will not deliver housing in the next five years. This site has therefore been removed from the supply.



Five Year Land Supply Appendix 1: Category A detailed Site Appraisals

18.0 CHARTER WORKS 20 HODGSON STREET SHEFFIELD S3 7WQ (77 DWELLINGS)

Council Comments -

18.1 Full permission granted in December 2019. Unable to make contact with the new agent but no reason to assume the site won't be delivered. Scheme is for apartment block which is assumed to be completed in a single year.

Planning History -

- 18.2 06/02862/FUL Erection of 6-storey building for mixed use development (Phase 1) including 39 residential units over offices (B1 Use) and associated basement car parking (as per amended plans received 4/10/06 and Agents letter 3/10/06)
- 18.3 19/00451/FUL Demolition of residential building and erection of seven-storey student accommodation building (Use Class Sui Generis) comprising 77no units with ancillary parking and rooftop landscaping approved 20/12/2019.

- 18.4 There has been no update provided to the Council by the agent / applicant. The applicant is Whirlow Capital Investment Ltd. According to Companies House the nature of business is 'Development of building projects' (Appendix 25C).
- 18.5 The permission is for a student accommodation block of 77 units.
- 18.6 The building is currently occupied as confirmed by a site visit dated 24/02/2021 (Appendix 25B).
- 18.7 The extant permission is subject to 8 pre-commencement conditions. No applications to discharge these conditions have been submitted (Appendix 25D).
- 18.8 I have spoken to the Architects for the scheme (Yeme) who confirmed that they had not been retained for the delivery of the scheme and highlighted that there were viability issues with the permitted scheme.
- 18.9 The council has had no contact with the applicant/developer. This site has been subject to redevelopment proposals since 2006. The Architects for the most recent proposal have not been retained to implement the consent no progress has been made in discharging the conditions. The site has been removed from the supply.



Five Year Land Supply Appendix 1: Category A detailed Site Appraisals

19.0 ST. CUTHBERTS FAMILY SOCIAL CLUB, HORNDEAN ROAD/BARNSLEY ROAD, SHEFFIELD S5 6UJ (19 DWELLINGS)

Council Comments -

19.1 Full permission granted in 2019, no discharge of conditions, but still time left on the planning permission at the base date.

Planning History -

- 19.2 05/02633/FUL Erection of 12 apartments in 1 x 3/4 storey block and associated car parking accommodation Withdrawn.
- 19.3 06/00404/FUL Erection of 12 apartments and associated car parking and amenity space (additional plans received 13/3/06) Granted Conditionally (Legal Agreement).
- 19.4 06/00405/LBC Demolition of church hall and erection of 12 apartments and associated car parking and amenity space (additional plans received 13/3/06) Granted Conditionally.
- 19.5 17/04555/FUL Erection of 24 apartments in 1 x 4 storey block with associated car parking accommodation, cycle spaces and landscaping Withdrawn.
- 19.6 17/04556/LBC Erection of 24 apartments in 1 x 4 storey block with associated car parking accommodation, cycle spaces and landscaping withdrawn.
- 19.7 18/03406/FUL Erection of 19 apartments in 1x 3/4-storey block with associated landscaping and provision of car parking (Resubmission of planning permission 17/04555/FUL) approved 28/08/2019.

- 19.8 There has been no update provided by the agent / applicant. The applicant is MAM Properties Ltd. According to Companies House, the nature of business for this organisation is 'Other letting and operating of own or leased real estate'. It is therefore not clear that they are developers or that there is a developer on board (Appendix 26D).
- 19.9 Site visit confirmed part of the site is currently is being used informally for car parking and there is no signs of advertisement or construction activity (Appendix 26B).
- 19.10 The extant permission (ref. 18/03406/FUL) is subject to 5 pre-commencement conditions (Appendix 26C). No applications to discharge these conditions has been submitted.
- 19.11 Contact with the Matt Bowker Coda architects has confirmed that nothing is happening with the site and there has been no further work instructed to bring the site forward.
- 19.12 The site has a long planning history of applications for residential development. Permission has previously been granted on this site in 2006 for the erection of 12 apartments, but this was not implemented.
- 19.13 The council have had no contact with the applicant/developer. There is a long history of unimplemented applications on this site and the project Architect has confirmed that nothing is happening on this site. There has been no progress has been made in discharging the conditions the site. There is clear evidence that this permission will not be implemented and it has been removed from the supply.

Strategic Planning Research Unit

Five Year Land Supply Appendix 1: Category A detailed Site Appraisals

20.0 LAND AT DONCASTER STREET, HOYLE STREET, SHALESMOOR AND MATTHEW STREET, SHEFFIELD, S3 7BE (500 DWELLINGS)

Council Comments -

20.1 Contact with the agent for the site confirms the developer intends to deliver the site but with a revised scheme, and funding is being finalised. The current planning permission is divided into four apartment blocks which are assumed to be completed in single years. There is still time left on the planning permission, but delivery has been moved one year to reflect the agents comments (222 of the 500 units) as this is more realistic.

Planning History –

- 20.2 18/01281/EIA - In March 2018 an Environmental Impact Assessment screening opinion request for the proposed development was made under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 to determine the need for the submission of an Environmental Impact Assessment (EIA). Following review, it was concluded that the development would not have a significant additional impact on the environment on a wider scale to warrant the submission of an Environmental Statement as part of this planning application. The impact of the proposal could be fully assessed as part of the normal planning application process.
- 20.3 19/00483/FUL - Demolition of buildings and erection of 1x 24 storey block, 1x 7-10 storey block, 1x 5-8 storey block, 1x 5-7 storey block and 1x 4 storey block comprising 500 apartments, and 2 commercial flexible use units (A1, A2, A3, A4, B1a, D2), ancillary facilities and amenity space, car parking, landscaping, public realm and infrastructure works approved 20/02/2020.

- 20.4 The applicant for this permission is Scotfield Ltd. According to Companies House the nature of business for this organisation is 'Buying and selling of own real estate'. There is no evidence that these are developers or that there is a developer on board (Appendix 27C).
- 20.5 A site visit (10/3/2021) confirmed that at the time there were archaeological investigations taking place (Appendix 27B).
- 20.6 The permission is subject to 8 pre-commencement conditions. No applications to discharge these conditions have been submitted (Appendix 27D).
- 20.7 Contact with the Matt Bowker Coda architects for the scheme confirmed that the scheme is large for Sheffield and in a challenging location for PRS. It was also confirmed that the site is still owned by Scotfield therefore the scheme is dependant on securing funding to bring project forward. The scheme has been specifically designed to be brought forward in phases due to market considerations - rear blocks first then frontage block with tower. The scheme is presently being considered by funder for zero carbon development (first in UK) which is requiring further design network to be undertaken. There was a viability gap prevented it coming forward. The site is dependent on securing funding that has not yet been achieved and further development work is being undertaken to the scheme to meet potneital funders requirements.
- 20.8 The Design and Access Statement states that the scheme was originally intended to be student accommodation but was subsequently changes to entirely private residential (Appendix 27E).
- 20.9 The HELAA (CD3.14) notes that the site is only available after year 5 and that delivery is only 'possible'.
- 20.10 The Council's own evidence (CD3.7a, extract above) states that the applicant intends to

Appeal Ref APP/J4423/W/21/3267168
Outline application 85 dwellings including open space
Land at Junction with Carr Road and Hollin Busk Lane
Proof of Evidence: Roland G Bolton
Five Year Land Supply Appendix 1: Category A detailed Site Appraisals



deliver a revised scheme and that funding for this is not yet in place. The applicant has therefore stated that the extant permission will not be implemented and therefore this site is removed from the supply.

BEDFORD / SDD / SPRU

4 Abbey Court, Fraser Road Priory Business Park, Bedford. MK44 3WH bedford@dlpconsultants.co.uk 01234 832 740

BRISTOL / SDD / SPRU

Broad Quay House (6th Floor) Prince Street, Bristol. BS1 4DJ bristol@dlpconsultants.co.uk 01179 058 850

EAST MIDLANDS / SDD

1 East Circus Street, Nottingham NG1 5AF nottingham@dlpconsultants.co.uk 01158 966 622

LEEDS

Princes Exchange Princes Square, Leeds. LS1 4HY leeds@dlpconsultants.co.uk 01132 805 808

LONDON

108 Clerkenwell Workshops, 31 Clerkenwell Close, London, EC1R 0AT london@dlpconsultants.co.uk 020 3761 5390

MILTON KEYNES

Midsummer Court, 314 Midsummer Boulevard Milton Keynes. MK9 2UB miltonkeynes@dlpconsultants.co.uk 01908 440 015

SHEFFIELD / SDD / SPRU

Ground Floor, V1 Velocity Village Tenter Street, Sheffield. S1 4BY sheffield@dlpconsultants.co.uk 0114 228 9190

RUGBY / SDD

18 Regent Place, Rugby, Warwickshire CV21 2PN rugby.enquiries@dlpconsultants.co.uk 01788 562 233





TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

APPEAL BY HALLAM LAND LTD

An Appeal Against the refusal of Outline Planning Permission 17/04673/OUT for up to 85 residential dwellings including open space (Amended Description) at Land at Junction with Carr Road and Hollin Busk Lane, Sheffield S36 1GH

PINS REFERENCE APP/J4423/W/21/3267168 PLANNING APPLICATION REF: 17/04673/OUT

ROLAND BOLTON PROOF OF EVIDENCE: HOUSING AND FIVE YEAR LAND SUPPLY

APPENDIX 2: CATEGORY B DETAILED SITE APPRAISALS

Prepared by Strategic Planning Research Unit DLP Planning Ltd Sheffield



Five Year Land Supply Appendix 2: Category B Detailed Site Appraisal

CONTENTS		PAGE	
1.0	Hemsworth Primary School, Blackstock Road (80 Dwellings)		
2.0	Musgrave Road Housing Clearance Site (E3 and E4), (Shirecliffe 2) (42 Dwellings) 5		
3.0	Harborough Ave/ Vikinglea Drive Manor (Manor 14) (87 Dwellings)7		
4.0	Wulfric Road/ Windy House Road, Manor (24 Dwellings)9		
5.0	Kenninghall Drive, Norfolk Park (114 Dwellings)11		
6.0	Daresbury Drive Maisonettes (37 Dwellings)		
7.0	Gaunt Road (previously numbered 95 - 381) (19 Dwellings)		
8.0	Claywood Tower Blocks (40 Dwellings)15		
9.0	Algar Place/Algar Road (121 Dwellings)		
10.0	Deerlands Avenue (89 Dwellings)		
11.0	Newstead Estate, Birley (213 Dwellings)		

Five Year Land Supply Appendix 2: Category B Detailed Site Appraisal



1.0 HEMSWORTH PRIMARY SCHOOL, BLACKSTOCK ROAD (80 DWELLINGS)

Council Comments -

- 1.1 The site is to be delivered through the Council's Stock Increase Programme; this enables direct delivery of new homes through the lifting of the Housing Revenue Account (HRA) borrowing cap.
- 1.2 The site will be delivered as an Older Person's Independent Living (OPIL) Scheme with the planning application to be submitted autumn 2020. Construction is planned to start summer 2021 with a 19 month build programme. The properties will be for affordable housing and therefore no sales and marketing period is required.

- 1.3 The site has no planning permission as of 28/01/2021.
- 1.4 The site was cleared in 2005 and is now rewilding.
- 1.5 The cabinet decision regarding the disposal of this land is dependent on Open Space notice has been advertised and any objections have been considered (paragraph 4.3.1 Cabinet decision CD7.24).
- 1.6 The proforma submitted by Sheffield City Council (Appendix 28C) was signed by Joanne Payne Housing Growth, Housing and Neighbourhood Service, Sheffield City Council 13/08/20. This identifies that:
 - The site is owned by SCC and to be developed by SCC directly
 - Planning permission was anticipated to be submitted by October 2020 (no received)
 - Assessments undertaken include: Cleared ex-school site. Phase 1 Geotech, Desktop Archaeological and UXO surveys carried out in 2019. Flood risk assessment, SUDS assessment and drainage strategy to be carried out in summer 2020 in preparation for Planning submission
 - With regard to any known barriers to delivery or infrastructure constraints, it is stated that there are 'none known at this time'
 - With regard to required highway works, these are also not yet known and are 'to be determined at site master planning stage'
 - With regard to the availability of funding to assist overcoming potential infrastructure issues, this is also 'not currently known'
 - With regard to site funding it is acknowledged that "Delivery to be funded through the Council's Stock Increase Programme as an Older Person's Independent Living Scheme.", and that "The current HRA Business Plan update includes anticipated funding requirements for this site. This is currently in consultation. This is a mixture of HRA borrowing and 1-4-1 Receipt spend. If Homes England funding is available, this will be accessed. The project will go through individual capital approvals backed up by the HRA Business Plan and the Cabinet approval of the Stock Increase Programme". Therefore, the funding required has been identified in principle however, it has not been secured or confirmed as the HRA is still in consultation, and it is uncertain if Homes England funding is also required.
 - It is also stated that the site is now coming forward as "Development of this site
 contributes towards the Individual Cabinet Member decision made in October 2019 to
 increase the Council's Stock Increase Programme target to 3,100. This has been
 developed in part, to take advantage of lifted restrictions on borrowing against the



Five Year Land Supply Appendix 2: Category B Detailed Site Appraisal

Housing Revenue Account."

- The site has not been through the individual capital approval.
- The Council confirm that the funding required to address the infrastructure requirements of the site has not been secured.
- 1.7 Additionally, a site visit (11/03/2021) showed the site was still used as open space and there are football goal posts present (Appendix 28B).
- 1.8 The council anticipated an application being submitted in October 2020. This has not occurred.
- 1.9 There are a **number of unknowns** surrounding the site **including infrastructure constraints**, **required highway works**, **and importantly funding**. Whilst it appears the site intends to be funded by through SCC Stock Increase Programme, this **funding has not been secured**, and the finances of this programme are under increasing pressure as a result of Covid-19, Brexit, Welfare reforms, and future government policy.
- 1.10 There are no extant permissions or pending planning applications and no funding secured to address the infrastructure requirements of the site.
- 1.11 I do not consider that the council have provided clear evidence that the site will deliver housing completions in the next five years. This site is removed from the supply.

Five Year Land Supply Appendix 2: Category B Detailed Site Appraisal



2.0 MUSGRAVE ROAD HOUSING CLEARANCE SITE (E3 AND E4), (SHIRECLIFFE 2) (42 **DWELLINGS**)

Council Comments

2.1 Sheffield Housing Company confirmed significant progress with site assessment and viability work. Site in 5-year supply based on most recent Sheffield Housing Company business plan. A planning application is anticipated in 2021, with start on site expected late 2021.

SPRU Commentary

- 2.2 There is no extant planning permission on the site (as of 9/04/21). There was a previous permission 15/01176/FUL that expired 8/7/2018.
- 2.3 The site was cleared by 2005 and is now open space as confirmed by a site visit (10/03/2021) (Appendix 29B).
- 2.4 The proforma (Appendix 29C) has was signed by Steve Birch from Sheffield Housing Company on 24/11/2020 (after the base date), this states:
 - Site is owned by SCC not the developer (Sheffield Housing Company / Keepmoat)
 - A range of surveys have been carried out, including topographical, ecological, trees, site investigations.
 - It is identified that there are potential Topography and Ground Condition barriers as this is a brownfield former housing site, and these need to be considered as part of the design, engineering, and pre-application stage
 - With regard to infrastructure constraints it was noted that ground conditions following the demolition of former structures needs to be managed, and that as part of the design refinement during the planning process through layout and engineering desian.
 - With regard to highway works required, it is noted that insufficient information at the moment, thereby suggesting the site is only at the very early conception stage. Furthermore, where asked if there is any funding available to assist potential infrastructure issues it is noted that it is 'not currently known - continuously exploring options with external funders', again suggesting that the viability and logistics of the site has not been fully considered.
 - With regard to viability the proforma notes that the viability issues will aim to be resolved as 'Scheme will be part of a comprehensive review and options appraisal to consider ways in which the existing viability gap can be reduced or removed - may include house type design, mix, tenure. Further to this, SHC is in ongoing dialogue with Homes England and Sheffield City Region who are interested and actively supportive of the SHC forward programme.'. Further to this it is noted that the scheme will only be started once a fully viable and robust funding package has been agreed by all partners.
 - The issues with viability are confirmed under the proforma funding heading which states that funding is required to address infrastructure requirements but has not been secured. Additionally, where questioned on the timescales to resolve such viability issues, no specific dates have been given, instead it states 'Positive discussions given supportive relationship with funders. Likely to target future years' funding programmes.'.
 - The proforma identified Keepmoat as Sheffield Housing Company as the development partner, and that the site forms part of SHC delivery programme to



Five Year Land Supply Appendix 2: Category B Detailed Site Appraisal

accelerate housing delivery in the city – included within phase 5b. However, on Sheffield Housing Companies website this site has not been identified on their 'Developments' page that details current and future sites.

- The Council confirm that the funding required to address the infrastructure requirements of the site has not been secured.
- 2.5 There is no pending or extant permission on the site. Viability issues have been identified and not resolved. There is no funding secured. There appears to be many unknown and unresolved issues regarding the delivery of the site including ground conditions and required infrastructure.
- 2.6 The council forecast delivery of completions in the next five years. I do not consider that the council have provided clear evidence that the site will deliver housing completions in the next five years. This site is removed from the supply

Five Year Land Supply Appendix 2: Category B Detailed Site Appraisal



3.0 HARBOROUGH AVE/ VIKINGLEA DRIVE MANOR (MANOR 14) (87 DWELLINGS)

Council Comments

- 3.1 The site is to be delivered through the Council's Stock Increase Programme; this enables direct delivery of new homes through the lifting of the Housing Revenue Account (HRA) borrowing cap.
- 3.2 The programme is for a planning application to be submitted in April 2022, with completion of the site as a single block for older people in 2024. The properties will be for affordable housing and therefore no sales and marketing period is required.

SPRU Commentary

- 3.3 There is no extant planning permission on the site (as of 9/04/21).
- 3.4 Site was cleared by 1999 and appears to now be formal open space with semi mature trees as confirmed by a site visit 11/03/2021 (Appendix 30B).
- 3.5 The proforma (Appendix 30C) has was signed by Joanne Payne from Sheffield City Council's Housing Growth, Housing and Neighbourhood Service on 13/08/2020 (after the base date), this states:
 - Site is owned by Sheffield City Council and to be delivered by the Council.
 - There have been no preapplication inquiries and a full planning application is aimed to be submitted in April 2022.
 - Phase 1 Geotech, Desktop Archaeological and UXO surveys were carried out in 2019, and a Flood risk assessment, SUDS assessment and drainage strategy are planned for 2021.
 - With regard to infrastructure constraints that could delay the site coming forward for development, it was stated that none were known at the time, this suggests that little investigation has been conducted to understand the realistic requirements for this site coming forward.
 - Similarly, where questioned on the highway works required for the site prior to commencement or occupation these were also not determined.
 - With regard to funding, the proforma states that delivery is to be funded through the Council's Stock Increase Programme through a mix of HRA borrowing and capital resources, as well as Grant funding if required. Further to this, the proforma states "The 2019/20 HRA Business Plan update includes anticipated funding requirements for this site and a detailed breakdown is set out in the Final Business Case for the project. Funding is a mixture of HRA borrowing, NHS funding and 1-4-1 Receipt spend. The project has been through individual capital approvals backed up by the HRA Business Plan and the Cabinet approval of the Stock Increase Programme". However, it is important to note that the 2019/20 Business Plan makes no mention to this site. Furthermore, at the time that this report was signed, the 2020/21 Business Plan was published in which increased risks were detailed. Therefore, it appears that the funding has been loosely identified so far as the HRA borrowing (which has been identified above to carry significant risks in terms of future project funding), capital resources, and grant funding if required it is not actually confirmed if this is secured.
 - The site has not been though the individual capital approvals.
- 3.6 The site has no planning permission pending or extant. Only limited investigation into the constraints of the site, and further to this whilst the funding that may be drawn on has been



Five Year Land Supply Appendix 2: Category B Detailed Site Appraisal

identified there is no confirmation that this has been secured has not been though the individual capital approvals. The site is being used as open space for the surrounding community and contains a number of trees.

3.7 The council suggest delivery in year 5 but I consider that the council have failed to produce clear evidence that the site will start delivering housing within the next five years. This site has been removed from the land supply.

Five Year Land Supply Appendix 2: Category B Detailed Site Appraisal



4.0 WULFRIC ROAD/ WINDY HOUSE ROAD, MANOR (24 DWELLINGS)

Council Comments

Sheffield Housing Company confirmed significant progress with site assessment and viability work. Site in 5-year supply based on most recent Sheffield Housing Company business plan. A planning application is anticipated in 2021, with start on site expected in 2023.

SPRU Commentary

- 4.1 There is no extant planning permission on the site (as of 9/04/21).
- 4.2 The site was cleared by 1999 and now appears to be in use as formal open space with trees and a formal football pitch with goal posts as confirmed by a site visit 11/03/2021 (Appendix 31B).
- 4.3 In the HELAA (CD3.14) site assessment identifies the site to be only available after year 5 (after 1st April 2025), and only possible achievable whereby the site was only determined to be deliverable in the long term after year 5.
- 4.4 The proforma (Appendix 31C) has was signed by Steve Birch from Sheffield Housing Company on 24/11/2020 (after the base date), this states:
 - The site is owned by Sheffield City Council but forms part of the agreement with Sheffield Housing Company and will be drawn down by SHC for delivery once all permissions and funding are in place. This indicates funding and permission is not secured.
 - No pre-application advice has been sought and an application is anticipated to be submitted in 2021.
 - It is stated that a range of surveys have been carried out, including topographical, ecological, trees, site investigations.
 - Where questions about the known barriers to delivery that are delaying or preventing development, it is stated "Part of the site is currently playing fields/POS. The other part of the site will be affected by ground conditions given that it is a brownfield former housing site. These are not delaying progress but are being considered as part of the design, engineering and preapp stage.". Note that as stated above the pre-app stage has not commenced, and therefore these barriers have not yet been considered.
 - With regard to infrastructure constraints ground conditions following demolition of former structures on sites have been identified.
 - The highway works that will be required as part of the development have not yet been identified due to insufficient information at the time, and where asked if there is funding available to overcome infrastructure issues it is stated "Not currently known - continuously exploring options with external funders". Therefore calling in to question the funding behind the project.
 - With regard to viability issues, it was identified that "Site is in former Housing Market Renewal area, however recent development by SHC in the neighbourhood is already improving market conditions.", and to resolve this issue it was noted that the scheme will be part of a review and option appraisal to consider ways in which the existing viability cap can be reduced or removed, and further to this there is ongoing dialogue with Homes England and Sheffield City Region. However, it is confirmed below that funding is required for the site, however it has not been confirmed.
 - The Council confirm that the funding required to address the infrastructure requirements of the site has not been secured.



Five Year Land Supply Appendix 2: Category B Detailed Site Appraisal

- The site was considered in the **HELAA** to only be achievable and deliverable beyond the **5 year assessment period**. As the proposal would involve the development of playing field this will be subject to consultation with **Sport England** which can be a barrier to development. The council make reference to the need to consider the site as part of a comprehensive review to consider ways to reduce the **existing viability gap**. There is also an issue with made ground.
- 4.6 The council state that funding has not been secured to address the infrastructure requirements of the site.
- 4.7 The council suggest delivery in year 5 but I consider that the council have failed to produce clear evidence that the site will start delivering housing within the next five years. This site has been removed from the land supply.

Five Year Land Supply Appendix 2: Category B Detailed Site Appraisal



5.0 **KENNINGHALL DRIVE, NORFOLK PARK (114 DWELLINGS)**

Council Comments

5.1 Sheffield Housing Company confirmed significant progress with site assessment and viability work. Site in 5-year supply based on most recent Sheffield Housing Company business plan. A planning application is anticipated in 2021 with start on site early 2022.

- 5.2 There is no extant planning permission on the site (as of 9/04/21).
- 5.3 The site was cleared by 2002 and has some semi mature trees on as confirmed by a site visit 11/03/2021 (Appendix 32B).
- 5.4 The proforma (Appendix 32C) has was signed by Steve Birch from Sheffield Housing Company on 24/11/2020 (after the base date), this states:
 - Site is owned by Sheffield City Council but forms part of the agreement with Sheffield Housing Company and will be drawn down by SHC for delivery once all permissions and funding are in place. This indicates funding and permission is not secured.
 - Pre application is pending and an application is expected to be submitted in 2021.
 - A range of surveys have been carried out, including topographical, ecological, trees, site investigations.
 - With regard to known barriers it is identified that there are potential issues with topography and ground conditions given that the site is a brownfield site, and these issues are to be considered as part of the design, engineering, and preapplication stage.
 - Similarly with regard to infrastructure constraints it was noted that there is insufficient information as to what highway works are required as part of the development, and indicates that funding is required to overcome this constraints whereby it is noted that "SHC is in ongoing dialogue with Homes England and Sheffield City Region who are interested and actively supportive of the SHC forward programme".
 - Further to this, with regard to viability considerations, it was identified that there are viability issues with the site due to the site being in the former Housing Market Renewable area however the recent development in neighbourhood is improving conditions. When questioned on overcoming the viability issues, it is stated again that "SHC is in ongoing dialogue with Homes England and Sheffield City Region who are interested and actively supportive of the SHC forward programme.". Ultimately, it is noted that the scheme will only be started once a fully viable and robust funding package has been agreed by all partners, and funding arrangements have not yet been secured.
 - The Council confirm that the funding required to address the infrastructure requirements of the site has not been secured.
- The site has no planning permission. The council state that the site will only be started 5.5 once a fully viable and robust funding package has been agreed by all partners. The council state that the funding has not been secured. Furthermore, the site has been vacant for almost 20 years and the evidence is not clear that there will be a delivery of housing starting in 2022/23 as projected by the council. This site has been removed from the supply.

Five Year Land Supply Appendix 2: Category B Detailed Site Appraisal



6.0 DARESBURY DRIVE MAISONETTES (37 DWELLINGS)

Council Comments

Sheffield Housing Company confirmed significant progress with site assessment and viability work. Site in 5-year supply based on most recent Sheffield Housing Company business plan. A planning application is anticipated in 2021 with start on site early 2022.

- 6.1 There is no extant planning permission on the site (as of 9/04/21).
- 6.2 The site was cleared by 2005 and is now in use as open space as confirmed by a site visit 11/03/2021 (Appendix 33B).
- 6.3 The proforma (Appendix 33C) has was signed by Steve Birch from Sheffield Housing Company on 24/11/2020 (after the base date), this states:
 - Site is owned by Sheffield City Council but forms part of the agreement with Sheffield Housing Company and will be drawn down by SHC for delivery once all permissions and funding are in place. This indicates funding and permission is not secured.
 - Pre application is pending, and an application is expected to be submitted in 2021.
 - A range of surveys have been carried out, including topographical, ecological, trees, site investigations.
 - With regard to known barriers, it is identified that there are potential issues with topography and ground conditions given that the site is a brownfield site, and these issues are to be considered as part of the design, engineering, and pre-application stage.
 - Similarly, with regard to infrastructure constraints it was noted that there is insufficient information as to what highway works are required as part of the development, and indicates that funding is required to overcome this constraints whereby it is noted that "SHC is in ongoing dialogue with Homes England and Sheffield City Region who are interested and actively supportive of the SHC forward programme".
 - Further to this, with regard to viability considerations, it was identified that there are viability issues with the site due to the site being in the fomer Housing Market Renewable area however the recent development in neighbourhood is improving conditions. When questioned on overcoming the viability issues, it is stated again that "SHC is in ongoing dialogue with Homes England and Sheffield City Region who are interested and actively supportive of the SHC forward programme.". Ultimately, it is noted that the scheme will only be started once a fully viable and robust funding package has been agreed by all partners, and funding arrangements have not yet been secured.
 - The Council confirm that the funding required to address the infrastructure requirements of the site has not been secured.
- 6.4 The site has no planning permission granted or submitted. The council state that the site will only be started once a fully viable and robust funding package has been agreed by all partners. The council state that the finding has not been secured. Furthermore, the site has been vacant for about 15 years and the evidence is not clear that there will be a **delivery of housing in the next five years** as projected by the council. This site has been removed from the supply.

Five Year Land Supply Appendix 2: Category B Detailed Site Appraisal



7.0 GAUNT ROAD (PREVIOUSLY NUMBERED 95 - 381) (19 DWELLINGS)

Council Comments

Sheffield Housing Company confirmed significant progress with site assessment and viability work. Site in 5-year supply based on most recent Sheffield Housing Company business plan. A planning application is anticipated in 2021 with start on site early 2022.

- 7.1 There is no extant planning permission on the site (as of 9/04/21).
- 7.2 The site was cleared by 2005 and is now overgrown and rewilding as confirmed by a site visit 11/03/2021 (Appendix 34B). The site visit also confirmed that there are significant challenges with regard to levelling on the site.
- 7.3 In the HELAA (CD3.14) site assessment identifies the site to be only available after year 5 (after 1st April 2025), and only possible achievable whereby the site was only determined to be deliverable in the long term after year 5.
- 7.4 The proforma (Appendix 34C) has was signed by Joanne Payne from Sheffield City Council's Housing Growth, Housing and Neighbourhood Service on 13/08/2020 (after the base date), this states:
 - Site is owned by Sheffield City Council and to be delivered by the Council.
 - There have been no preapplication inquiries and a full planning application is aimed to be submitted in June 2021.
 - Phase 1 Geotech, Desktop Archaeological and UXO surveys were carried out in 2019, and a Flood risk assessment, SUDS assessment and drainage strategy are planned for 2021.
 - With regard to infrastructure constraints that could delay the site coming forward for development, it was stated that none were known at the time, this suggests that little investigation has been conducted to understand the realistic requirements for this site coming forward.
 - Similarly, where questioned on the highway works required for the site prior to commencement or occupation these were also not determined.
 - With regard to funding, the proforma states that delivery is to be funded through the Council's Stock Increase Programme through a mix of HRA borrowing and capital resources, as well as Grant funding if required. Further to this, the proforma states "The current HRA Business Plan update includes anticipated funding requirements for this site. This is currently in consultation. This is a mixture of HRA borrowing and 1-4-1 Receipt spend. If Homes England funding is available, this will be accessed. The project will go through individual capital approvals backed up by the HRA Business Plan and the Cabinet approval of the Stock Increase Programme".
 - However, it is important to note that the 2019/20 Business Plan makes no mention to this site. Furthermore, at the time that this report was signed, the 2020/21 Business Plan was published in which increased risks were detailed.
 - Funding for this site has not been secured.
 - This site has not been though the individual capital approvals.
 - It is also indicated that no contract for the delivery of these units has been signed as the proforma notes "A contract to deliver the units will not stipulate delivery or phased based targets in year, so at this stage it is difficult to estimate year on year



Five Year Land Supply Appendix 2: Category B Detailed Site Appraisal

delivery. Once started on site, a build out rate can be determined."

- 7.5 The site has **no planning permission or application submitted**. The council state that the site will only be started once a fully viable and robust funding package has been agreed by all partners. The council have provided no evidence of the **funding package being agreed for this site.**
- 7.6 Furthermore, the site has been vacant for almost 20 years and the evidence is not clear that there will be a delivery of housing starting in the next five years as projected by the council. This site has been removed from the supply.

Five Year Land Supply Appendix 2: Category B Detailed Site Appraisal



8.0 **CLAYWOOD TOWER BLOCKS (40 DWELLINGS)**

Council Comments

Sheffield Housing Company confirmed that the planning application is expected in Spring 2021, with the site coming forward in 2020/21. Site in 5-year supply based on most recent Sheffield Housing Company business plan.

- 8.1 There is no extant planning permission on the site (as of 9/04/21).
- 8.2 The site was cleared in 2005 and has now overgrown and is 're-wilding' as confirmed by a site visit 10/03/2021 (Appendix 35B).
- 8.3 The proforma (Appendix 35C) has was signed by Steve Birch from Sheffield Housing Company on 13/10/2020 (after the base date), this states:
 - Site is owned by Sheffield City Council but forms part of the agreement with Sheffield Housing Company and will be drawn down by SHC for delivery once all permissions and funding are in place. This indicates funding and permission is not secured.
 - Pre application is ongoing and an application is expected to be submitted in spring 2021.
 - A range of surveys have been carried out, including topographical, ecological, trees, site investigations.
 - With regard to known barriers it is identified that there are 'many' physical constraints that are being considered as part of the design, and pre-application stage.
 - Similarly, with regard to infrastructure constraints that may delay the site coming forward it was noted "Foundations of former tower blocks remain in ground as does redundant district heating network pipe." and "Planning layout seeks to minimise conflicts, engineering design will mitigate remaining issues. Opportunities being explored to link in to DHN pipe.". Additionally, with regard to highway works required it was stated that there was insufficient information at the moment. To fund these infrastructure constraints, it was noted that "SHC is in ongoing dialogue with Homes England and Sheffield City Region who are interested and actively supportive of the SHC forward programme". However, this does not confirm that there is funding for this.
 - Further to this, with regard to viability considerations, it was identified "Site location and position offers opportunity for bespoke scheme as opposed to standard SHC house types, targeting higher sales values. However, site constraints including topography and remaining foundations will have an impact on cost.". When questioned on overcoming the viability issues, it is stated again that "Considered design work, sensible cost appraisals and ongoing relationship with funding organisations regarding grant opportunities." Thereby indicating not only is it not known what funding is required, but that it has not yet been secured.
 - Ultimately, it was stated that funding was 'probably' required for the site, and that the funding arrangements have not been secured.
 - Funding arrangements have not been secured to develop the site.
 - The site is anticipated to come forward in early 2021/22 with Keepmoat as the Sheffield Housing Company development partner.
- The site has **no planning permission or application submitted**. The council identified in 8.4



Five Year Land Supply Appendix 2: Category B Detailed Site Appraisal

the **HELAA** that the site would not deliver in the next five years. The council state that grant funding maybe pursued if required which highlights that the viability of the site has not been fully investigated. The council confirm funding arrangements have not been secured.

8.5 The evidence is not clear that there will be a delivery of housing starting in the next five years as projected by the council. This site has been removed from the supply.

Strategic Planning Research Unit

Five Year Land Supply Appendix 2: Category B Detailed Site Appraisal

9.0 **ALGAR PLACE/ALGAR ROAD (121 DWELLINGS)**

Council Comments

9.1 The site is to be delivered through the Council's Stock Increase Programme; this enables direct delivery of new homes through the lifting of the Housing Revenue Account (HRA) borrowing cap. A planning application is expected January 2022, with start on site summer 2022 and completion in 2024/25.

- 9.2 There is no extant planning permission on the site (as of 9/04/21).
- 9.3 This site was cleared in 2016/17 and is now used as open space as confirmed by a site visit 11/03/2021 (Appendix 36B).
- 9.4 In the HELAA (CD3.14) site assessment identifies the site to be only available after year 5 (after 1st April 2025), and only possibly achievable whereby the site was only determined to be deliverable in the long term after year 5.
- 9.5 The proforma (Appendix 36C) has was signed by Joanne Payne, Sheffield City Council Housing Growth, Housing and Neighbourhoods Service on 6/10/2020 (after the base date), this states:
 - Site is owned by Sheffield City Council and they intend to deliver the site directly.
 - No pre-application enquiries have been made, and planning permission is anticipated to be submitted in January 2022.
 - A number of preliminary assessments have been taken: Cleared ex-housing site. Phase 1 Geotech, Desktop Archaeological, Topographical and UXO surveys carried out in 2019. Flood risk assessment, SUDS assessment and drainage strategy to be carried out in autumn 2021 in preparation for Planning submission.
 - With regard to known barriers to delivery including infrastructure constraints and required highway, the proforma indicates that these are not yet known.
 - Similarly, it is not currently known if the site will require funding, suggesting there has been little investigation into the sites viability.
 - It is stated that the delivery is to be 'funded through the Council's Stock Increase Programme through a mixture of HRA borrowing and capital resources. Grant funding may be pursued if required.'.
 - Start on site is expected in summer 2022.
 - It is also indicated that no contract for the delivery of these units has been signed as the proforma notes "A contract to deliver the units will not stipulate delivery or phased based targets in year, so at this stage it is difficult to estimate year on year delivery. Once started on site, a build out rate can be determined."
- As such, the site has no planning permission, it was determined to be neither possible 9.6 or achievable in the HELAA, and there has been little investigation into the site to determine what level of funding is required and which source will be used therefore it is unknown if it is viable. This site has been removed from the supply.

Strategic Planning Research Unit

Proof of Evidence: Roland G Bolton
Five Year Land Supply Appendix 2: Category B Detailed Site Appraisal

10.0 DEERLANDS AVENUE (89 DWELLINGS)

Council Comments

10.1 Sheffield Housing Company confirmed site surveys carried out – significant progress with site assessment and viability work. Site in 5-year supply based on most recent Sheffield Housing Company business plan. A planning application is expected in 2021, with start on site in 2022. Much of this site is greenfield and is therefore not included within the brownfield register category of the 5-year deliverable supply currently.

- 10.2 There is no extant planning permission on the site (as of 9/04/21).
- 10.3 The site was cleared by 2005 and is now in use as open space as confirmed by a site visit (10/03/2021) (Appendix 37B).
- 10.4 The proforma (Appendix 37C) has was signed by Steve Birch Sheffield Housing Company on 13/10/2020 (after the base date), this states:
 - The site is owned by Sheffield City Council and it will be drawn down by Sheffield Housing Company for delivery once funding and permission is in place.
 - Pre application advice is pending and a planning application is anticipated in 2021.
 - With regard to known barriers to delivery, it is stated "Topography and ground conditions given that this is a brownfield former housing site. These are not delaying progress but will be considered as part of the design, engineering and pre-app stage.". It is noted that these barriers are not yet resolved.
 - With regard to infrastructure constraints, ground conditions are highlighted as well as 'Significant topographical issues require extensive earth works and retaining structures.'. The mitigation of these constraints is ongoing as part of design refinement. It is noted that funding to overcome this infrastructure constrains may come from Homes England "SHC is in ongoing dialogue with Homes England and Sheffield City Region who are interested and actively supportive of the SHC forward programme.".
 - With regard to viability it is noted that there are potential issues due to the site being in a former Housing Market Renewal Area, and to overcome this funding again will be sought from Homes England "SHC is in ongoing dialogue with Homes England and Sheffield City Region who are interested and actively supportive of the SHC forward programme." However it appears this has not yet been secured as it is stated that "Scheme will only be started once a fully viable and robust funding package has been agreed by all partners". Furthermore, relating to the prospect of securing funding, it was stated that "Positive discussions ongoing given supportive relationship with funders. Likely to target future years' funding programmes.", again indicating that funding has not yet been secured.
- The site has no planning permission submitted or grnated, there are known ground and infrastructure barriers that are not yet resolved. There are challenges regarding levels resulting in the need for significant (and likely to be costly) retaining structures. The council state that funding is required but not secured.
- 10.6 There is not clear evidence that this site will start delivering completions in the next five years. As such the site has been removed from the supply.

Five Year Land Supply Appendix 2: Category B Detailed Site Appraisal



11.0 NEWSTEAD ESTATE, BIRLEY (213 DWELLINGS)

Council Comments

- 11.1 The site is to be delivered through the Council's Stock Increase Programme; this enables direct delivery of new homes through the lifting of the Housing Revenue Account (HRA) borrowing cap.
- 11.2 The site will be delivered as a single block of apartments for affordable Older People's Independent Living (OPIL) and also general needs affordable homes. The SIP programme estimates delivery of this site by the end of March 2025, which is allows for the fact that completion of the OPIL block will take place in a single year. In addition, the properties will be for general needs affordable housing and therefore no sales and marketing period is required. The planning application for the OPIL scheme is expected in April 2021, and for the general needs housing in February 2021.

Both elements of the site will start on site in 2022

- 11.3 There is no extant planning permission on the site (as of 9/04/21).
- 11.4 Clearance on the site commenced in 2011 and was completed by 2015. The site is now in use as open space and has some tree coverage as confirmed by a site visit 11/03/2021 (Appendix 38B).
- 11.5 The proforma (Appendix 38C) has was signed by Joanne Payne Housing Growth, Housing and Neighbourhood Service, Sheffield City Council (after the base date) on 13/08/2020 this states:
 - Site is owned by Sheffield City Council and they are to deliver the site directly.
 - No pre application enquires have been made.
 - Full planning application for the north part of the site is anticipated to be submitted in April 2021, and for the south part of the site in February 2021.
 - The following preliminary assessments on the site have been undertaken: Phase 1
 Geotech, Desktop Archaeological and UXO surveys carried out in 2019. Flood risk
 assessment, SUDS assessment and drainage strategy to be carried out in autumn
 2020 in preparation for Planning submission.
 - With regard to viability issues it is noted that "Large amount of abnormals to overcome due to challenging topography and strata." And with regard to overcoming them it is noted that "They will need to be accepted by SCC if the site is to be developed upon. Compromising of build requirements and quality is not a consideration to achieve a viable scheme." Furthermore, it has been identified that additional funding will be sought from the HRA Business Plan. There are unresolved viability issues with the site.
 - With regard to funding arrangements it has been identified that "The current HRA
 Business Plan update includes anticipated funding requirements for this site. This is
 currently in consultation. This is a mixture of HRA borrowing and 1-4-1 Receipt spend.
 If Homes England funding is available, this will be accessed.
 - The project has yet go through individual capital approvals backed up by the HRA Business Plan and the Cabinet approval of the Stock Increase Programme." Whilst this identifies some of the funding, not all of the funding required appears to be secured.



Five Year Land Supply Appendix 2: Category B Detailed Site Appraisal

- It is also indicated that no contract for the delivery of these units has been signed as
 the proforma notes "A contract to deliver the units will not stipulate delivery or
 phased based targets in year, so at this stage it is difficult to estimate year on year
 delivery. Once started on site, a build out rate can be determined."
- 11.6 Therefore, the site has **no planning permission existing or submitted**, considerable issues with regard to topography and strata, and **unresolved viability issues**. Funding does not appear certain. Dates for submission of application has been missed. **The site has not been though the individual capital approval so funding is not currently approved.**
- 11.7 The council have failed to provide clear evidence of delivery in the next five years. The site has been removed from the supply.

BEDFORD / SDD / SPRU

4 Abbey Court, Fraser Road Priory Business Park, Bedford. MK44 3WH bedford@dlpconsultants.co.uk 01234 832 740

BRISTOL / SDD / SPRU

Broad Quay House (6th Floor) Prince Street, Bristol. BS1 4DJ bristol@dlpconsultants.co.uk 01179 058 850

EAST MIDLANDS / SDD

1 East Circus Street, Nottingham NG1 5AF nottingham@dlpconsultants.co.uk 01158 966 622

LEEDS

Princes Exchange Princes Square, Leeds. LS1 4HY leeds@dlpconsultants.co.uk 01132 805 808

LONDON

108 Clerkenwell Workshops, 31 Clerkenwell Close, London, EC1R 0AT london@dlpconsultants.co.uk 020 3761 5390

MILTON KEYNES

Midsummer Court, 314 Midsummer Boulevard Milton Keynes. MK9 2UB miltonkeynes@dlpconsultants.co.uk 01908 440 015

SHEFFIELD / SDD / SPRU

Ground Floor, V1 Velocity Village Tenter Street, Sheffield. S1 4BY sheffield@dlpconsultants.co.uk 0114 228 9190

RUGBY / SDD

18 Regent Place, Rugby, Warwickshire CV21 2PN rugby.enquiries@dlpconsultants.co.uk 01788 562 233





TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

APPEAL BY HALLAM LAND LTD

An Appeal Against the refusal of Outline Planning Permission 17/04673/OUT for up to 85 residential dwellings including open space (Amended Description) at Land at Junction with Carr Road and Hollin Busk Lane, Sheffield S36 1GH

PINS REFERENCE APP/J4423/W/21/3267168 PLANNING APPLICATION REF: 17/04673/OUT

ROLAND BOLTON PROOF OF EVIDENCE: HOUSING AND FIVE YEAR LAND SUPPLY

APPENDIX 3: STUDENT CLUSTER FLATS WITHIN THE FIVE YEAR SUPPLY

Prepared by Strategic Planning Research Unit DLP Planning Ltd Sheffield



APPENDIX 3 STUDENT CLUSTER FLATS WITHIN THE FIVE YEAR SUPPLY

Site Ref	Planning reference	Address			
S03386	18/03802/FUL	Site Of 82 - 84 Winter Street Sheffield S3 7ND			
S03224	18/00598/NMA	27 Ecclesall Road Sheffield S11 8HY			
S02180	20/01062/FUL	Former Head Post Office Fitzalan Square Sheffield S1 1AB	42		
S00754	18/02170/FUL	I Grunwerg Ltd, Silversteel House, 29-49 Rockingham Street	232		
S00756	17/04517/FUL	12 Moore Street, 184, 190 Fitzwilliam Street and Stokes Warehouse, Thomas Street, Sheffield S3 7UQ	355		
S00750	17/01518/FUL	Former Eon Works Earl Street Sheffield S1 4PY	162		
S02745	17/03619/FUL	Car Park, Eyre Lane, Sheffield S1 4RB (on Furnival Square roundabout)	139		
S03779	18/02192/FUL	Steel City Marketing Ltd, Allen Street, Sheffield, S3 7AW			
S03817	18/01699/FUL	Park Hill Estate, Duke Street (PHASE 3)	74		
S01609	16/04859/FUL	Land And Buildings At Boston Street Bramall Lane And Arley Street Boston Street Sheffield	133		
S02259	13/00429/FUL	Spectrum Apartments (formally RJ Stokes), 20 Egerton Street, S1 4JX	42		
S02915	18/01077/FUL	HSBC, 79 Hoyle Street, Sheffield, S3 7EW	343		
S04008	18/03172/FUL	DWP, Rockingham House, 123 West Street S1 4ER	96		
S03741	18/00858/FUL	50 High Street City Centre Sheffield S1 1QH	101		
S00093	19/00451/FUL	Charter Works 20 Hodgson Street Sheffield S3 7WQ	77		
S03690	16/02910/FUL	Sytner Sheffield Ltd, Hollis Croft and Broad Lane, City Centre S1 4BU			
S02299	13/01528/COND1	Globe II Business Centre 128 Maltravers Road Sheffield S2 5AZ	0		
S03362	16/03159/FUL	245 Ecclesall Road Sheffield S11 8JE	0		
Total			2,763		

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

APPEAL BY HALLAM LAND LTD

An Appeal Against the refusal of Outline Planning Permission 17/04673/OUT for up to 85 residential dwellings including open space (Amended Description) at Land at Junction with Carr Road and Hollin Busk Lane, Sheffield S36 1GH

PINS REFERENCE APP/J4423/W/21/3267168 PLANNING APPLICATION REF: 17/04673/OUT

ROLAND BOLTON PROOF OF EVIDENCE: HOUSING AND FIVE YEAR LAND SUPPLY

APPENDIX 4 SITES THAT HAVE BEEN APPROVED SINCE 1ST APRIL 2020

Prepared by Strategic Planning Research Unit DLP Planning Ltd Sheffield



APPENDIX 4 SITES THAT HAVE BEEN APPROVED SINCE 1ST ARPIL 2020

HELAA Ref	Planning Reference	Address	Planning Status	Total Capacity	Additional to 2020 Supply	PP	Туре
S00046	20/00958/FUL	Queens Hotel 85 Scotland Street Sheffield S3 7BX	Validated 10/03/2020 approved 18/9/2020	229	229	F	А
S02060	20/01179/OUT	George Marshall (Power Tools) Ltd 18 Johnson Street City Centre Sheffield S3 8GT	Validated 1/4/2020 and approved 21/9/2020	56	56	0	А
S02056	20/01820/REM	Land Adjacent 101 Ferrars Road Sheffield S9 1RZ	Validated 16/06/2020 and approved 15/10/2020	93	93	R	Н
S04347	20/01158/FUL	Site Of 52-54 Garden Street Sheffield S1 4BJ	Validated 21/7/2020 and approved 19/11/2020	19	19	F	H & A
S00011	20/02672/FUL	Milton Street Car Park Milton Street Sheffield S3 7UF	Validated 11/8/2020 and approved 11/11/2020	410	38	F	A
S02744	20/03193/FUL	51-57 High Street And Second Floor Of 59-73 High Street City Centre Sheffield S1 2GD	Validated 8/9/2020 and approved 9/12/2020	206	206	F	A
S04340	20/02213/FUL	Former Club House Mosborough Miners Welfare Ground Station Road Mosborough Sheffield S20 5AD	Validated 20/7/2020 and approved 19/10/2020	10	10	F	A
S00180	20/01951/FUL	Cloverleaf Cars Main Road Wharncliffe Side Sheffield S35 0DQ	Validated 13/7/2020 and approved 12/10/2020	13	13	F	Н
S04264	19/01148/OUT	Woodseats Working Mens Club The Dale Sheffield S8 0PS	Validated 13/5/2019, approved 17/6/2020	26	26	0	H & A
S03506	20/01030/FUL	Stepney Street Car Park Stepney Street Sheffield S2 5TD	Validated 17/3/2020 and approved 26/8/2020	100	100	F	A
S02147	20/00412/FUL	Windsor Hotel 35 - 39 Southend	Validated 17/2/2020 and	17	17	F	А

PINS REFERENCE APP/J4423/W/21/3267168
Outline Planning Permission for up to 85 residential dwellings
Statement of Common Ground
Five Year Land Supply



HELAA Ref	Planning Reference	Address	Planning Status	Total Capacity	Additional to 2020 Supply	PP	Туре
		Road Sheffield S2 5FS	approved 21/8/2020				
S04309	19/03963/FUL	Site Of Former Foundry Workers Club And Institute Beaumont Road North Sheffield S2 1RS	Validated 20/12/2019 and approved 28/8/2020	26	26	F	Н
S04324	20/01489/FUL	83 Redmires Road Sheffield S10 4LB	Validated 26/5/2020 and approved 16/9/2020	12	12	F	H & A
S02126	20/00492/FUL	Land Between 216B And 288 Twentywell Lane Sheffield S17 4QF	Validated 19/2/2020 and approved 18/11/2020	44	44	F	80 bed care home
S03474	19/04594/REM	49 Pot House Lane Sheffield S36 1ES	Validated 14/1/2020 and approved 18/11/2020	14	14	R	Н
S03394	19/03371/FUL	North Church House 84 Queen Street City Centre Sheffield S1 2DW	Validated 9/6/2020 and approved 16/12/2020	18	9	F	A
S00730	20/03663/FUL	Site Of Former Forte Posthouse Hotel Manchester Road Crosspool Sheffield S10 5DX	Validated 25/11/2020, granted 26/2/2021	103	-30	F	A
S04231	20/00181/OUT	Car Park Adjacent To Upperthorpe Medical Centre	Validated 19/2/2020 and approved 26/5/2020	12	12	0	А
S04292	19/04500/FUL	Fulwood Lodge 379A Fulwood Road Sheffield S10 3GA	Validated 17/12/2019, approved 24/7/2020	14	14	F	A & H
S02277	20/00873/FUL	999 Parcel Ltd, 83 Fitzwilliam Street, Sheffield S1 4JP	Validated 20/3/2020 and approved 6/11/2020	213	213	F	А
S02401	18/04773/OUT	Sheffield Health And Social Care Fulwood House 5 Old Fulwood Road Sheffield S10 3TG	Validated 19/7/2019, approved 3/2/2021	60	60	0	A & H

PINS REFERENCE APP/J4423/W/21/3267168
Outline Planning Permission for up to 85 residential dwellings
Statement of Common Ground
Five Year Land Supply



HELAA Ref	Planning Reference	Address	Planning Status	Total Capacity	Additional to 2020 Supply	PP	Туре
S04433	18/03405/OUT	The Hillsborough Arcade And Site Of Former Old Blue Ball Public House, Middlewood Road And Bradfield Road, Sheffield S6 4HL	Validated 21/9/2018, approved 12/3/2021	77	77	0	A
S03529	19/03779/FUL	Land Bounded By Rockingham Street And Wellington Street And Trafalgar Street	Validated 23/10/2019, approved 17/7/20	1230	1230	F	А
S00737	19/03143/FUL	Land Off Moorthorpe Way, Sheffield	Validated 6/9/2019, approved 3/3/2021	74	74	F	Н
			TOTAL	3076	2562		

TOWN AND COUNTRY PLANNING ACT 1990 (as amended) APPEAL BY Hallam Land Management Limited

An Appeal Against the refusal of Outline Planning Permission 17/04673/OUT for up to 85 residential dwellings including open space (Amended Description) at Land at Junction with Carr Road and Hollin Busk Lane, Sheffield S36 1GH

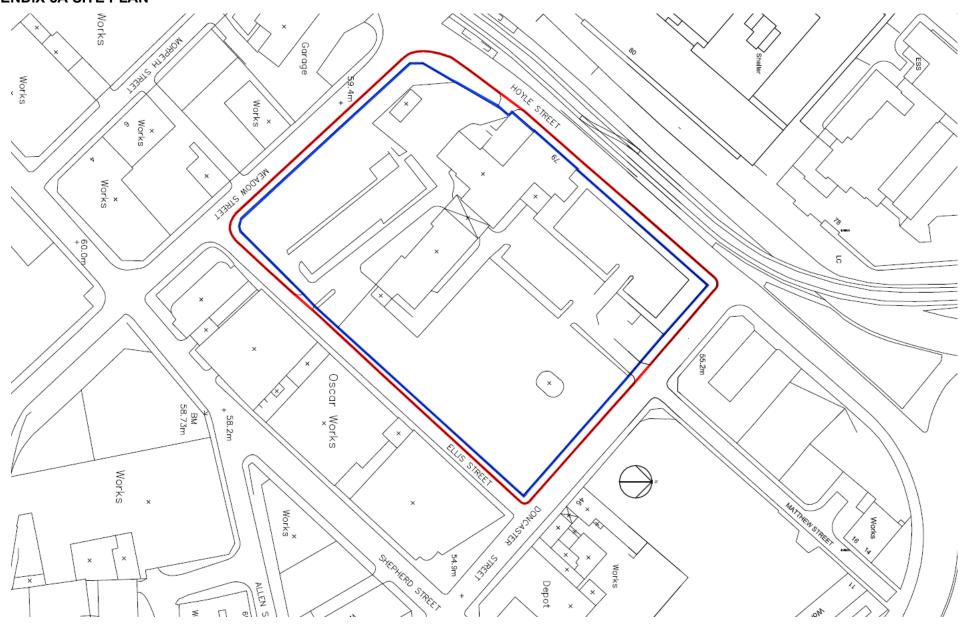
PINS REFERENCE APP/J4423/W/21/3267168 PLANNING APPLICATION REF: 17/04673/OUT

ROLAND BOLTON PROOF OF EVIDENCE: HOUSING AND FIVE YEAR LAND SUPPLY

APPENDIX 5: HSBC 79 Hoyle Street, Sheffield, S3 7EW

Prepared by
Roland G Bolton BSc (Hons) MRTPI
Prepared by
Strategic Planning Research Unit
DLP Planning Ltd
Sheffield

APPENDIX 5A SITE PLAN



APPENDIX 5B SITE VISIT PHOTOS





APPENDIX 5C THE STAR ARTICLE FEBRUARY 2020





Business

Developer reveals why progress has stalled at one of the biggest building sites in Sheffield

It is one of the biggest building sites in Sheffield, where work has started on more than 900 homes.

By Robert Cumber

Thursday, 6th February 2020, 4:19 pm Updated Friday, 7th February 2020, 10:35 am













But in recent weeks the huge expanse of land off Hoyle Street in Shalesmoor, where the former HSBC building stood and which is home to a historic steel furnace, has been notable for the lack of builders — or indeed any activity taking place.

Hello, this is the first of your 5 free articles for this week Subscribe today

Planning permission was granted in 2018 and construction began last year, with the huge complex of student rooms and rental apartments initially scheduled for completion in late 2020.

No explanation had previously been given for the hold-up, but the developer Cassidy Group, which bought the land from Mace in December 2018, has now spoken.

Sponsored Links by Taboola D

What if you invested \$1K in Netflix a year ago?

Invest in Amazon and you could earn an extra income from home





Builders at the Hoyle Street site in Shalesmoor, Sheffield, before construction was put on hold

Advertisement

A spokeswoman for the company said:
"At present, the site is on hold whilst we
are in discussions with various end
users. Once we have secured a buyer,
the development will commence."

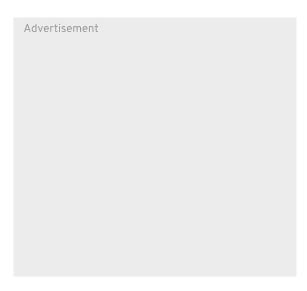
The developer did not give more details, and it is unclear whether the pause is related to a new planning application for the site on which a

decision is pending.

Permission was originally given for 247 residential units and 658 student bed spaces but Cassidy Group is seeking to amend the description to 'remove reference to the number of residential units and student bed spaces'.

The 10th continuit compensation from and at the former steel works which is

listed scheduled ancient monument.



A CGI showing how homes at the Hoyle Street site in Shalesmoor, Sheffield, will eventually look









Promoted Stories

Tab**@la** Feed

What if you invested \$1K in Netflix a year ago?

eToro | Sponsored

APPENDIX 5D THE STAR ARTICLE JANUARY 2021





Business > Consumer

Huge £90 million Sheffield apartment complex back on track

Work on a giant £90 million apartment complex in Sheffield is set to resume after delays due to the pandemic.

By David Walsh

Monday, 25th January 2021, 8:57 am









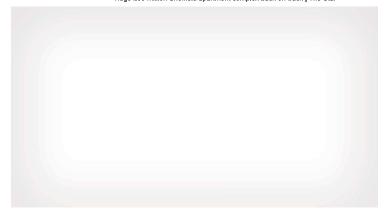


Cassidy Group says construction of the 900-bed Hoyle Street development in Shalesmoor should restart by the end of March.

You only have 1 free article remaining <u>Subscribe today</u>

Contractors had demolished buildings and installed foundations for a student block, where an HSBC building stood, before work halted in February last year.

Alex Newbold, land manager for Cassidy, said work had stopped while funding discussions took place and they





The flats from Hoyle Street/ Netherthorpe Road.

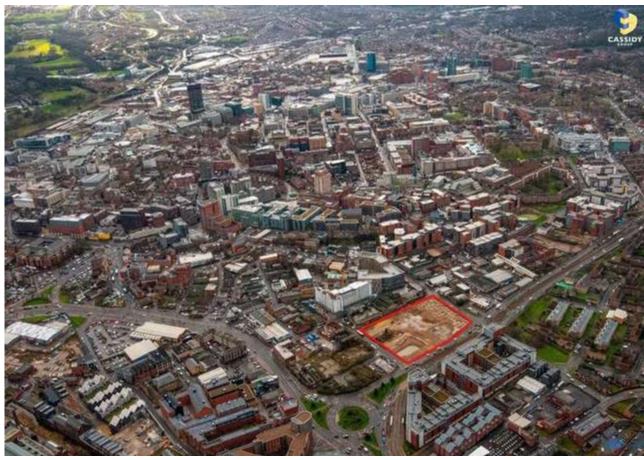
Advertisement

But the project was still on.

He added: "In terms of the site itself, we have installed the foundations for the student block and we aim to have our main contractors back on site in the next couple of months."

Meanwhile, the company had to choose between a 'forward funded' scheme, receiving the money in stages during construction and then handing it over on completion. Or they might pay for it themselves, fill it and sell it as an 'income producing asset'.

There were 'multiple people interested at different levels', he added.



The site, between Hoyle Street and Doncaster Street.

The project includes a private rental block of 260 apartments and a block of flats with 663 beds. The combined market value is estimated at £90m, making it one of the biggest in Sheffield.

Planning permission was granted in 2018. Cassidy Group bought the land from Mace in December 2018 and construction began in 2019, with completion originally expected late last year.

The site includes a Grade II-listed 19th century furnace, believed to be the only one of its kind in the country. Daniel Doncaster and Sons built it in 1848 to produce steel through the cementation process.

Booming tech firm ploughs £1m into creating jobs in Sheffield

TOWN AND COUNTRY PLANNING ACT 1990 (as amended) APPEAL BY Hallam Land Management Limited

An Appeal Against the refusal of Outline Planning Permission 17/04673/OUT for up to 85 residential dwellings including open space (Amended Description) at Land at Junction with Carr Road and Hollin Busk Lane, Sheffield S36 1GH

PINS REFERENCE APP/J4423/W/21/3267168 PLANNING APPLICATION REF: 17/04673/OUT

ROLAND BOLTON PROOF OF EVIDENCE: HOUSING AND FIVE YEAR LAND SUPPLY

APPENDIX 6: 40-50 Castle Square Sheffield S1 2GF

Prepared by
Roland G Bolton BSc (Hons) MRTPI
Prepared by
Strategic Planning Research Unit
DLP Planning Ltd
Sheffield

APPENDIX 6A SITE PLAN



APPENDIX 6B REALLA ADVERT





Realla / Shops for rent / Sheffield

40-50 Castle Sq, Sheffield

Retail for rent in <u>Sheffield</u> £14,500 per annum / 732 sq ft

① 10 days ago by Crosthwaite Commercial Ltd



Features

- ✓ Bus line
- ✓ Metro/subway



Call

Message

£14,500 per annum

All available space

There is 1 space available. This measures 732 sq ft.



Ground floor

PRICE	£14,500 per annum			
SIZE	732 sq ft			
BUSINESS RATE	£6,336.75			
USE CLASS	► <u>View class breakdown</u> ✓			
BUILDOUT CONDITION	Average			
ADDRESS 48 Castle Sq, Sheffield, South Yorkshire, S1 2GF, GB				
AMENITIES	Energy Performance Rating – E			
LINKS	Pdf #1 marketing brochure/flyer			

The available space comprises ground, mezzanine and first floor retail accommodation.

A new lease is available on terms to be negotiated.

Photos



APPENDIX 6C COMPANIES HOUSE

Registered Number:06640889

England and Wales

Merali Lettings Ltd

Unaudited Financial Statements

For the year ended 31 March 2020

Contents Page For the year ended 31 March 2020

Statement of Financial Position	1
Notes to the Financial Statements	2 to 3
Notes to the Financial Statements	2 to 3

Registered Number:

06640889

Statement of Financial Position As at 31 March 2020

	Notes	2020	2019
		£	£
Fixed assets			
Property, plant and equipment	2	3,554	4,662
		3,554	4,662
Current assets			
Trade and other receivables	3	162,103	111,238
Cash and cash equivalents		37,153	82,215
		199,256	193,453
Trade and other payables: amounts falling due within one year	4	(109,309)	(87,613)
Net current assets		89,947	105,840
Total assets less current liabilities		93,501	110,502
Net assets		93,501	110,502
Capital and reserves			
Called up share capital		1	1
Retained earnings		93,500	110,501
Shareholders' funds		93,501	110,502

For the year ended 31 March 2020 the company was entitled to exemption from audit under Section 477 of the Companies Act 2006 relating to small companies.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 March 2020 in accordance with Section 476 of the Companies Act 2006

The directors acknowledge their responsibilities for:a) ensuring that the company keeps proper accounting records which comply with Sections 386 and 387 of the Companies Act 2006 and

b) preparing financial statements which give a true and fair view of the state of affairs of the company as at the end of each financial year and of its profit or loss for each financial year in accordance with the requirements of Section 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the company.

In accordance with Section 444 of the Companies Act 2006, the Income Statement has not been delivered.

The financial statements have been prepared and delivered in accordance with the provisions applicable to companies subject to the small companies regime.

These financial statements were approved and authorised for issue by the Board on 15 December 2020 and were signed by:

M G Merali Director		

Notes to the Financial Statements For the year ended 31 March 2020

Statutory Information

Merali Lettings Ltd is a private limited company, limited by shares, domiciled in England and Wales, registration number 06640889.

Registered address: 209-211 Whitham Road Sheffield S10 2SP

The presentation currency is £ sterling.

1. Accounting policies

Basis of preparing the financial statements

These financial statements have been prepared in accordance with the provisions of Section 1A of Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Companies Act 2006. The financial statements have been prepared under the historical costs convention as modified by the revaluation of certain assets.

Revenue recognition

Turnover comprises the invoiced value of goods and services supplied by the company, net of Value Added Tax and trade discounts.

Property, plant and equipment

Tangible fixed assets, other than freehold land, are stated at cost or valuation less depreciation and any provision for impairment. Depreciation is provided at rates calculated to write off the cost or valuation of fixed assets, less their estimated residual value, over their expected useful lives on the following basis:

Motor vehicles 25% Reducing balance Fixtures and fittings 20% Reducing balance

2. Property, plant and equipment

	Motor vehicles	Fixtures and	Total
Cost or valuation	£	fittings £	£
Cost or valuation	£	z.	ž.
At 01 April 2019	6,250	8,791	15,041
At 31 March 2020	6,250	8,791	15,041
Provision for depreciation and impairment			
At 01 April 2019	2,734	7,645	10,379
Charge for year	879	229	1,108
At 31 March 2020	3,613	7,874	11,487
Net book value			
At 31 March 2020	2,637	917	3,554
At 31 March 2019	3,516	1,146	4,662
3. Trade and other receivables			
		2020	2019
		£	£
Other debtors		162,103	111,238

Notes to the Financial Statements Continued For the year ended 31 March 2020

4. Trade and other payables: amounts falling due within one year

	2020	2019
	£	£
Trade creditors	120,957	86,919
Taxation and social security	-	342
Other creditors	(11,648)	352
	109,309	87,613

5. Related party transactions

At the year end the company is owed £161,760 (2019: £111,237) by comanies and trusts under common management. The company owes £91,969 (2019: £84,400) to companies/trusts under common management.

6. Average number of persons employed

During the year the average number of employees was 1 (2019: 1)

This document was delivered using electronic communications and authenticated in accordance with the registrar's rules relating to electronic form, authentication and manner of delivery under section 1072 of the Companies Act 2006.

APPENDIX 6D DECISION NOTICE 17/02719/FUL

Place Directorate City Growth Service

Chief Planning Officer: Rob Murfin

Sheffield S1 2SH Howden House 1 Union Street

dinah.hope@sheffield.gov.uk

Officer: Dinah Hope Tel: (0114) 27 34374 (Mon - Thurs only)

Ref: 17/02719/FUL 20 October 2017

Mr Timothy Steedman TSA Unit 8 44 Steade Road Sheffield S7 1DU

TOWN AND COUNTRY PLANNING ACT 1990 PLANNING PERMISSION

Proposal: Internal/external alterations including erection of rear extension/additional

> storey and change of use of offices, shop and store to create 17 no. apartments, alterations to facade to form balconies and access ramp to

main entrance

Location: 40-50 Castle Square, Sheffield, S1 2GF,

Applicant: Mr Murt Merali

Planning permission is hereby **GRANTED** for the above-mentioned development in accordance with the application deposited with the Council on 7 July 2017 together with the relevant plans, including any amendments now agreed, subject to the following condition(s), in each case followed by the relevant reason:-

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 Plan(s)

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

16/11/04/FP1A Lower Ground, Ground, Mezzanine and First Floor Plans; 16/11/04/FP2A Second, Third, Fourth and Fifth Floor Plans; and 16/11/04/FP3A Elevations and Sections all received on 6/9/2017

16/11/04/000 Location Plan received on 28/6/2017

Large print versions of this letter are available by telephoning (0114) 273 4791



Reason: In order to define the permission.

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

3. 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.

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

4. Large scale details, including materials and finishes, at a minimum of 1:50 of the items listed below shall be approved in writing by the Local Planning Authority before that part of the development commences:

Windows, including reveals Eaves and verges External wall construction Balconies

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

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

5. 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.

6. The development shall not be used unless the access and facilities for people with disabilities shown on the plans have been provided in accordance with the approved plans and thereafter such access and facilities shall be retained.

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

- 7. The residential accommodation hereby permitted shall not be occupied unless a scheme of sound insulation works has been installed and thereafter retained. Such scheme of works shall:
 - a) Be based on the findings of an approved noise survey;
 - b) Be capable of achieving the following noise levels:

Bedrooms: LAeq (8 hour) - 30dB (2300 to 0700 hours); Living Rooms & Bedrooms: LAeq (16 hour) - 35dB (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.

- 8. Before the use of the development is commenced, Validation Testing of the sound attenuation works shall have been carried out and the results submitted to and approved by the Local Planning Authority. Such Validation Testing shall:
 - a) Be carried out in accordance with an approved method statement.
 - b) Demonstrate that the specified noise levels 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.

- 9. Before the use of the development is commenced and prior to the installation of any commercial kitchen fume extraction equipment to serve the existing ground floor restaurant, full details, including a scheme of works to protect the occupiers of adjacent dwellings from odour and noise, shall have been submitted to and approved in writing by the Local Planning Authority. These details shall be in accordance with Defra document; "Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems" and shall include:
 - a) Plans showing the location of the fume extract terminating 1 metre above eave height and including a low resistance cowl.
 - b) Acoustic emissions data.

- c) Details of any filters or other odour abatement equipment existing and proposed.
- d) Details of the existing/ proposed system's required cleaning and maintenance schedule.
- e) Details of a scheme of works to prevent the transmission of structure borne noise or vibration to other sensitive portions of the building.

The approved equipment shall then be installed, operated, retained and maintained in accordance with the approved details.

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

10. The development 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 Unitary Development Plan for Sheffield

11. Before the development is commenced, or an alternative timeframe to be agreed in writing by the Local Planning Authority, full details of the proposed bin store, including recycling facilities, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the bin store shall be provided and retained in accordance with the approved scheme.

Reason: In the interests of sustainable development and the amenities of the locality.

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

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

13. 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.

Other Compliance Conditions

14. Construction and demolition works that are audible at the site boundary shall only take place between 0730 hours and 1800 hours on Monday to Fridays, and between 0800 hours and 1300 hours on Saturdays, and not at any time on Sundays and Public Holidays.

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

Please Note: There may not be conditions under each heading.

Date of Decision made by the Council's Authorised Officer

20 October 2017

Planning Service Sheffield City Council

Attention is drawn to the following directive(s):

- 1. Where conditions require details to be submitted, an Application for Approval of Details Reserved by Condition is required (unless the condition gives the option of implementing the details already submitted). The Local Planning Authority is expected to determine these applications within 8 weeks of being validated, so it is essential to include all the information required. Apply online at www.planningportal.gov.uk. There are fees, which are also set by the Government.
- 2. 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 here:

http://www.sheffield.gov.uk/home/roads-pavements/Address-management

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.

- 3. When preparing detailed proposals for the development of this site, the developer is advised that the Council will encourage the provision of easily accessible housing, capable of adaptation to meet the needs of various people with mobility impairments. Known as "mobility housing", further details are available together with guidance notes from the Access Officer on (0114) 2734197 or from Planning Enquiries on (0114) 2039183.
- 4. As the proposed development abuts the public highway you are advised to contact the Highways Co-ordination Group prior to commencing works:

Telephone: 0114 273 6677

Email: highways@sheffield.gov.uk

They will be able to advise you of any pre-commencement condition surveys, permits, permissions or licences you may require in order to carry out your works.

- 5. 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.
- 6. 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.

NOTES

The term 'true conditions precedent' is used to mean a condition that expressly requires that development shall not commence until the condition has been complied with, and is central to the consent. Development commencing without complying with these conditions would be unlawful.

Appeals to the Secretary of State

If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State for the Environment under Section 78 of the Town and Country Planning Act, 1990.

<u>Enforcement</u> - If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice. If you want to appeal against your Local Planning Authority's decision on our application, then you must do so within 28 days of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your Local Planning Authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months (12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.

<u>Householder</u> - If this is a decision to refuse planning permission for a householder application, if you want to appeal against your Local Planning Authority's decision then you must do so within 12 weeks of the date of this notice.

<u>Minor Commercial</u> - If this is a decision to refuse planning permission for a minor commercial application, if you want to appeal against your Local Planning Authority's decision then you must do so within 12 weeks of the date of this notice.

<u>All Other Applications</u> - If you want to appeal against your Local Planning Authority's decision then you must do so within 6 months of the date of this notice.

Appeals can be made online at: https://www.gov.uk/planning-inspectorate. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions given under a development order.

Purchase Notices

If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put

the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council. This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter 1 of Part VI of the Town and Country Planning Act 1990.

Notes Regarding Access for Fire Service

Notwithstanding this planning permission, attention is drawn to Section 55 of the South Yorkshire act 1980 which requires that any application made under the Building Regulations shall be rejected unless, after consultation with the Fire Authority, they are satisfied that the plans show:-

- (a) that there will be adequate means of access for the fire brigade to the building or, as the case may be, to the building as extended; and
- (b) that the building or, as the case may be, the extension of the building will not render inadequate existing means of access for the fire brigade to a neighbouring building.

Any queries in this respect should be directed to:-South Yorkshire Fire and Rescue, 197 Eyre Street, Sheffield, S1 3FG. Telephone: 0114 2727202

Demolition

Section 80 (2) of the Building Act 1984 requires that any person carrying out demolition work shall notify the local authority of their intention to do so. This applies if any building or structure is to be demolished in part or whole. (There are some exceptions to this including an internal part of an occupied building, a building with a cubic content of not more than 1750 cubic feet or where a greenhouse, conservatory, shed or pre-fabricated garage forms part of a larger building). Where demolition is proposed in City Centre and /or sensitive areas close to busy pedestrian routes, particular attention is drawn to the need to consult with Environmental Protection Services to agree suitable noise (including appropriate working hours) and dust suppression measures.

Form Dem 1 (Notice of Intention to Demolish) is available from Building Standards, Howden House, 1 Union Street, Sheffield, S1 2SH. Tel (0114) 273 4170 email buildingcontrol@sheffield.gov.uk

Environmental Protection Services can be contacted at DEL, Howden House, 1 Union Street, Sheffield, S1 2SH. Tel (0114) 2734651

APPENDIX 6E DECISION NOTICE 17/02719/COND1

Development Services

Howden House 1 Union Street Sheffield S1 2SH

dinah.hope@sheffield.gov.uk

Officer: Dinah Hope Tel: (0114) 27 34374 (Mon - Thurs only)

Ref: 17/02719/COND1 Date: 4 July 2018

Mr Timothy Steedman TSA Unit 8 44 Steade Road Sheffield S7 1DU

TOWN AND COUNTRY PLANNING ACT 1990 APPLICATION TO AGREE DETAILS REQUIRED BY CONDITION(S)

Proposal: Application to approve details in relation to conditions 3 (ingress and

egress), 4 (large scale details), 5 (external materials and finishes), 11 (bin store), 13 (parking permit restriction) of planning permission 17/02719/FUL

Location: 40 Castle Square, Sheffield, S1 2GF,

Applicant: Mr M Merali

In respect of your application, deposited with the Council on 23 January 2018 to agree details in respect of the condition(s) outlined above, the City Council, as Local Planning Authority, confirms the following:

1 **Conditions Discharged:**

No conditions relate to this section of the notice.

2 <u>Details Approved But Condition(s) Remain In Force:</u>

Conditions 3, 4 and 13

3 Details Part Approved But Condition(s) Remain In Force:

Condition 5

4 Details Not Approved

Condition 11

Date of Decision made by the Council's Authorised Officer

4 July 2018

Planning Service



Sheffield City Council

- 1. The applicant is advised that the proposed materials are broadly acceptable and that condition 5 has therefore been complied with in part. However, in order to ensure an appropriate quality of development and to fully comply with the requirements of condition 5, samples of the following materials must be submitted for approval by the local planning authority:
 - Powder coated white aluminium framed windows;
 - Powder coated dark grey aluminium glazing system;
 - Dark grey opaque glass infill panels; and
 - Flat profiled metal cladding panels.
- 2. The applicant is advised that, while the location of the proposed bin store is considered to be acceptable and some further details have been provided in terms of bin numbers and sizes, it is considered that, in order to maintain order and a tidy appearance adjacent Esperanto Place, the bins should be housed within a compound. In order to comply with the requirements of condition 11, details of the store must be submitted for approval.

TOWN AND COUNTRY PLANNING ACT 1990 (as amended) APPEAL BY Hallam Land Management Limited

An Appeal Against the refusal of Outline Planning Permission 17/04673/OUT for up to 85 residential dwellings including open space (Amended Description) at Land at Junction with Carr Road and Hollin Busk Lane, Sheffield S36 1GH

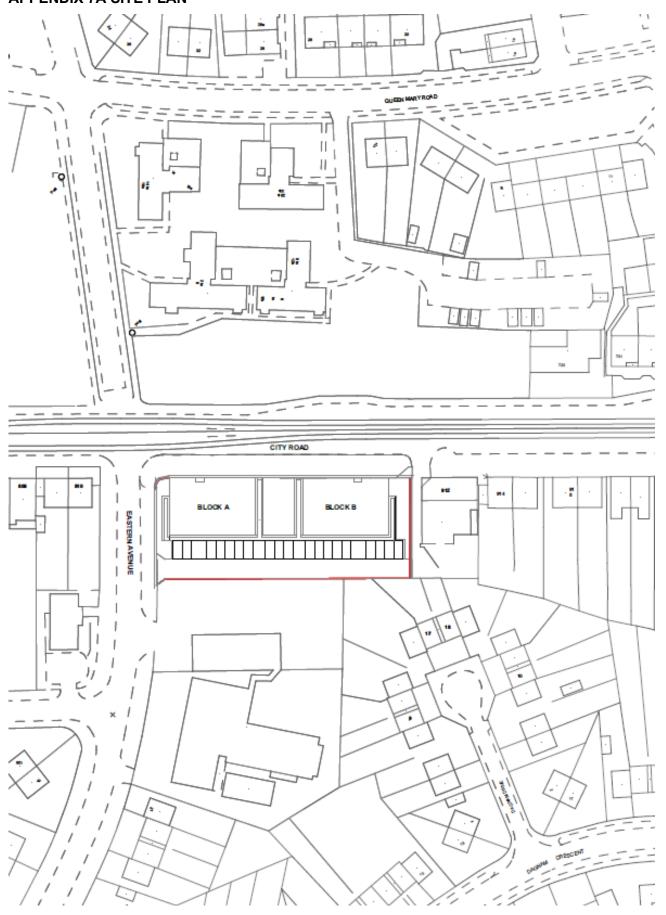
PINS REFERENCE APP/J4423/W/21/3267168 PLANNING APPLICATION REF: 17/04673/OUT

ROLAND BOLTON PROOF OF EVIDENCE: HOUSING AND FIVE YEAR LAND SUPPLY

APPENDIX 7: Site Of Park & Arbourthorne Labour Club Eastern
Avenue/City Road Sheffield S2 2GG

Prepared by
Roland G Bolton BSc (Hons) MRTPI
Prepared by
Strategic Planning Research Unit
DLP Planning Ltd
Sheffield

APPENDIX 7A SITE PLAN



APPENDIX 7B SITE VISIT PHOTOS





APPENDIX 7C DECISION NOTICE 19/04323/FUL

Place Directorate City Growth Department

Planning Services
Howden House · 1 Union Street · Sheffield · S1 2SH



Officer: Diane Holgate Tel: (0114) 0114 273 4944

Ref: 19/04323/FUL (Formerly PP- 13 May 2020

08333322)

Urbana Town Planning Mr William Marshall Steel City House West Street Sheffield S1 2GQ

TOWN AND COUNTRY PLANNING ACT 1990 PLANNING PERMISSION

Proposal: Erection of 4 flexible use (A1/A2/A3/A5) retail units, undercroft bar (A4)

with associated parking accommodation and landscaping,

Location: Site Of Park And Arbourthorne Labour Club, Eastern Avenue, Sheffield, S2

2GG,

Applicant: Mr Peter Eyre - Trinity Estates

Planning permission is hereby **GRANTED** for the above-mentioned development in accordance with the application deposited with the Council on 20 December 2019 together with the relevant plans, including any amendments now agreed, subject to the following condition(s), in each case followed by the relevant reason:-

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 Plan(s)

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

JE Architecture Services Ltd Site Location Plan ref 201908 04 Nov 19 - Published 2 Dec 2020 Site Plan ref 201908 01 Nov 19 Rev B - Published 4 Feb 2020 Floor Plans ref 201908 02 Nov 19 Rev A - Published 4 Feb 2020

Large print versions of this letter are available by telephoning (0114) 273 4791

Elevations ref 201908 03 Nov 19 - Published 2 Dec 2020 Shop Front Details ref 201908 05 Jan 2020 - Published 4 Feb 2020 Paragon Highways Fire Tender Tracking 1779-102 06.20.20 - Published 20 Feb 2020

Reason: In order to define the permission.

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

3. No development shall commence until full details of measures to protect the existing trees to be retained, have been submitted to and approved in writing by the Local Planning Authority and the approved measures have thereafter been implemented. These measures shall include a construction methodology statement and plan showing accurate root protection areas and the location and details of protective fencing and signs. Protection of trees shall be in accordance with BS 5837, 2012 (or its replacement) and the protected areas shall not be disturbed, compacted or used for any type of storage or fire, nor shall the retained trees, shrubs or hedge be damaged in any way. The Local Planning Authority shall be notified in writing when the protection measures are in place and the protection shall not be removed until the completion of the development.

Reason: In the interests of protecting the identified trees on site. It is essential that this condition is complied with before any other works on site commence given that damage to trees is irreversible.

4. No development shall commence until details of the site accommodation including an area for delivery/service vehicles to load and unload, for the parking of associated site vehicles and for the storage of materials, has been submitted to and approved in writing by the Local Planning Authority. Thereafter, such areas shall be provided to the satisfaction of the Local Planning Authority and retained for the period of construction or until written consent for the removal of the site compound is obtained from the Local Planning Authority.

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)

5. 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.

6. Surface water and foul drainage shall drain to separate systems.

Reason: To ensure satisfactory drainage arrangements.

7. Unless otherwise approved in writing by the Local Planning Authority, there shall be no piped discharge of surface water from the development prior to the completion of the approved surface water drainage works and no building shall be occupied prior to the completion of the approved foul drainage works.

Reason: In order to ensure satisfactory drainage arrangements

8. 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 any above ground works commence, 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.

9. The soft landscaped areas shall be managed and maintained for a period of 5 years from the date of implementation and any plant failures within that period shall be replaced in accordance with the approved details.

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

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

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

11. The approved shop fronts shall be installed prior to the first occupation of the building or within an alternative timescale to be first agreed in writing with the Local Planning Authority. Thereafter the approved shop fronts shall be retained.

Reason: In order to ensure an appropriate quality of development it is essential for these works to have been carried out before the use commences.

12. No above ground works shall commence until details have been submitted to and approved in writing by the Local Planning Authority of arrangements which have been entered into which will secure the reconstruction of the footways adjoining the site before the development is brought into use. The detailed materials specification shall have first been approved in writing by the Local Planning Authority.

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

13. The building shall not be used unless the car parking accommodation 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 and without any restrictions of use without the prior agreement of the Local Planning Authority.

Reason: To ensure satisfactory parking provision in the interests of traffic safety and the amenities of the locality it is essential for these works to have been carried out before the use commences.

14. No amplified sound or live music shall be played within the commercial uses hereby permitted at above background levels, nor shall loudspeakers be fixed externally nor directed to broadcast sound outside the building at any time. The specification, location and mountings of any loudspeakers affixed internally to the building of the undercroft A4 use shall be subject to written approval by the Local Planning Authority prior to installation.

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

Other Compliance Conditions

15. No customer shall be permitted to be on the premises outside the following times:

07:30 to 23:00 Monday to Thursday,

07:30 to 00:00 on Friday and Saturday, and

09:00 to 23:00 on Sunday and Public Holidays

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

16. Movement, sorting or removal of waste materials, recyclables or their containers in the open air shall be carried on only between the hours of 08:00 to 23:00 Mondays to Saturdays and between the hours of 09:00 to 21:00 on Sundays and Public Holidays.

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

17. Commercial deliveries to and collections from the building shall be carried out only between the hours of 08:00 and 21:00 hours Monday to Saturday and not on Sundays and Public Holidays.

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

18. No door, window or gate shall, when open, project over the adjoining highway.

Reason: In the interests of pedestrian safety.

19. There shall be no gates or barriers erected at the means of access to the site.

Reason: To ensure access is available at all times.

20. In accordance with the development hereby approved, the non A1 uses (A2, A3, and A5) shall not occupy more than 50% of the ground floor units.

Reason: In the interest of protecting the principal role of the district shopping centre in line with saved Policy S10 of the UDP and Paragraph 85 of the NPPF.

Please Note: There may not be conditions under each heading.

Date of Decision made by the Council's Authorised Officer

13 May 2020

Planning Service Sheffield City Council

Attention is drawn to the following directive(s):

- 1. Where conditions require details to be submitted, an Application for Approval of Details Reserved by Condition is required (unless the condition gives the option of implementing the details already submitted). The Local Planning Authority is expected to determine these applications within 8 weeks of being validated, so it is essential to include all the information required. Apply online at www.planningportal.gov.uk. There are fees, which are also set by the Government.
- 2. 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.
- 3. Plant and equipment shall be designed to ensure that the total LAr plant noise rating level (i.e. total plant noise LAeq plus any character correction for tonality, impulsive noise, etc.) does not exceed the LA90 background sound level at any time when measured at positions on the site boundary adjacent to any noise sensitive use.
- 4. The applicant should install any external lighting to the site to meet the guidance provided by the Institution of Lighting Professionals in their document GN01: 2011 "Guidance Notes for the Reduction of Obtrusive Light". This is to prevent lighting causing disamenity to neighbours. The Guidance Notes are available for free download from the 'resource' pages of the Institute of Lighting Professionals' website.
- 5. 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, 5th Floor (North), Howden House, 1 Union Street, Sheffield, S1 2SH: Tel. (0114) 2734651, or by email at epsadmin@sheffield.gov.uk.

- 6. Plant and equipment shall be designed to ensure that the total LAr plant noise rating level (i.e. total plant noise LAeq plus any character correction for tonality, impulsive noise, etc.) does not exceed the LA90 background sound level at any time when measured at positions on the site boundary adjacent to any noise sensitive use.
- 7. For larger commercial kitchens or cooking types where odour and noise risk is higher, reference should be made to the updated guidance document; 'Control of odour and noise from commercial kitchen exhaust systems' (EMAQ; 05/09/2018). Appendix 2 of the document provides guidance on the information required to support a planning application for a commercial kitchen
- 8. You may need a Premises Licence under the Licensing Act 2003. You are advised to contact Sheffield City Council's Licensing Service for advice on Tel. (0114) 2734264 or by email at licensingservice@sheffield.gov.uk.
- 9. The Applicant is advised that the site is close to high voltage underground cables. Please contact plantprotection@nationalgrid.com or tel 0800 866588 for further guidance.
- 10. The applicant is advised to consult the recently issued non-statutory guidance document; Control of odour and noise from commercial kitchen exhaust systems (EMAQ; 05/09/2018) (copy attached). Appendix 2 of the document provides guidance on the information required to support a planning application for a commercial kitchen.
- 11. 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:-

Highway Co-Ordination Sheffield City Council Town Hall Sheffield S1 2HH

Telephone: 0114 273 6677

Email: highways@sheffield.gov.uk

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.

Where the notice is required as part of S278 or S38 works, the notice will be submitted by Highways Development Management.

- 12. The proposed development is located near to the track and overhead line of the South Yorkshire Supertram. The developer is advised that there needs to be close liaison with South Yorkshire Supertram Limited at Nunnery Depot, Woodbourn Road, Sheffield, S9 3LS, (Telephone Sheffield (0114) 2759888). All works carried out on site and within the vicinity of the site need to be in accordance with the "Supertram Code of Practice for Working On or Near the Tramway". This Code of Practice is available both upon request from Supertram, or online at: http://www.supertram.com/workingonsystem.html.
- 13. 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 on the Council website here:

https://www.sheffield.gov.uk/content/sheffield/home/roads-pavements/address-management.html

The guidance document on the website includes details of how to apply, and what information we require. 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.

Attention is drawn to the following informative :

Sheffield City Council is a Community Infrastructure Levy (CIL) Charging Authority. Therefore, your development may be CIL liable if it falls within the categories on our CIL Charging Schedule which can be found at http://www.sheffield.gov.uk/cil. (Householder extensions under 100 square metres are not CIL liable). If your development is CIL liable a liability notice will be sent to you shortly informing you of the CIL charge payable and the next steps in the process.

Please note: You must not start work until you have submitted and had acknowledged a CIL Form 6: Commencement Notice. Failure to do this will result in surcharges and penalties.

NOTES

The term 'true conditions precedent' is used to mean a condition that expressly requires that development shall not commence until the condition has been complied with, and is central to the consent. Development commencing without complying with these conditions would be unlawful.

Appeals to the Secretary of State

If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State for the Environment under Section 78 of the Town and Country Planning Act, 1990.

<u>Enforcement</u> - If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice. If you want to appeal against your Local Planning Authority's decision on our application, then you must do so within 28 days of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your Local Planning Authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months (12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.

<u>Householder</u> - If this is a decision to refuse planning permission for a householder application, if you want to appeal against your Local Planning Authority's decision then you must do so within 12 weeks of the date of this notice.

<u>Minor Commercial</u> - If this is a decision to refuse planning permission for a minor commercial application, if you want to appeal against your Local Planning Authority's decision then you must do so within 12 weeks of the date of this notice.

<u>All Other Applications</u> - If you want to appeal against your Local Planning Authority's decision then you must do so within 6 months of the date of this notice.

Appeals can be made online at: https://www.gov.uk/planning-inspectorate. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions given under a development order.

Purchase Notices

If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council. This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter 1 of Part VI of the Town and Country Planning Act 1990.

Notes Regarding Access for Fire Service

Notwithstanding this planning permission, attention is drawn to Section 55 of the South Yorkshire act 1980 which requires that any application made under the Building Regulations shall be rejected unless, after consultation with the Fire Authority, they are satisfied that the plans show:-

- (a) that there will be adequate means of access for the fire brigade to the building or, as the case may be, to the building as extended; and
- (b) that the building or, as the case may be, the extension of the building will not render inadequate existing means of access for the fire brigade to a neighbouring building.

Any queries in this respect should be directed to:-South Yorkshire Fire and Rescue, 197 Eyre Street, Sheffield, S1 3FG. Telephone: 0114 2727202

Demolition

Section 80 (2) of the Building Act 1984 requires that any person carrying out demolition work shall notify the local authority of their intention to do so. This applies if any building or structure is to be demolished in part or whole. (There are some exceptions to this including an internal part of an occupied building, a building with a cubic content of not more than 1750 cubic feet or where a greenhouse, conservatory, shed or pre-fabricated garage forms part of a larger building). Where demolition is proposed in City Centre and /or sensitive areas close to busy pedestrian routes, particular attention is drawn to the need to consult with Environmental Protection Services to agree suitable noise (including appropriate working hours) and dust suppression measures.

Form Dem 1 (Notice of Intention to Demolish) is available from Building Standards, Howden House, 1 Union Street, Sheffield, S1 2SH. Tel (0114) 273 4170 email buildingcontrol@sheffield.gov.uk

Environmental Protection Services can be contacted at DEL, Howden House, 1 Union Street, Sheffield, S1 2SH. Tel (0114) 2734651

APPENDIX 7D TRINITY HEIGHTS BROCHURE



MISREPRESENTATION ACT

Trinity Park Estates the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them; (iii) no person in the employment of Trinity Park Estates has any authority to make or give any representation or warranty whatever in relation to this property. Except as expressly stated in these particulars, all prices quoted (whether sale price, premium, rent or otherwise) shall in all cases be deemed to be exclusive of VAT and VAT will be added where applicable. Similarly, unless stated otherwise, any offer made will be deemed exclusive of VAT.



FURTHER DETAILS

Further details and viewing arrangements are available from: lan Batty 01709 720944 07786 585844

Red line boundaries shown are for identification purposes only.

trinityparkestates

TRINITY PARK ESTATES, BAWTRY HOUSE, FORD PARK, ROTHERHAM S60 2JB
TELEPHONE 01709 720944 FACSIMILE 01709 720955
EMAIL. SALES@TRINITYPARKESTATES.CO.UK WWW. TRINITYPARKESTATES.CO.UK.

ADDING VALUE TO THE COMMUNITY



trinityparkestates

LOCATION

The site is situated upon the main City Road (A 6135)being one of the major arterial routes leading from the Sheffield City Centre, approximately 2 miles to the north/east, and which gives access to districts such as Gleadless, Intake, Frecheville and Hackenthorpe. The busy junction with the Prince of Wales Road is also nearby, this forming a section of the Sheffield Inner Ring Road (A 6102).



Junction 33 of the M1 Motorway is within approximately ten minutes drive time via the Sheffield Parkway whilst the Meadowhall Shopping Complex is within similar distance.

Public transport services into the City Centre are excellent as the site is situated upon a Supertram route in addition to the frequent bus services also to be found on City Road whilst the heavily populated nature of this location provides an excellent commercial and retail prospect.

THE SITE

The site slopes gently from north/east to south / west, this allowing for the 4/5 storey nature of the building to be constructed. Adjoining City Road to the north /east and Eastern Avenue to the side the site will be fully utilized in the access and construction of the new building which has a modern contemporary design.

ACCESS

Vehicular access to the site is from Eastern Avenue to the side, this allowing entry to the No 39 undercroft parking spaces in addition to access for service deliveries to the commercial units.

Pedestrian access is provided to the commercial units directly from City Road whilst the apartments above are also accessed from City Road by either staircase or passenger lift, the lift also providing access to the lower ground floor where the undercroft parking is situated.

SERVICES

All main services are currently located on site but it is suggested that interested parties satisfy themselves as to the location and suitability of the existing services.

CURRENT LEASE

At present the Park & Arbourthorne Labour Club occupies under a short term tenancy agreement and vacant possession can be given upon completion.

Alternatively, the purchaser can have the benefit of this short term income.

TENURE

The tenure of the site is Freehold.

PRICE

The asking price is available upon application.

PLANNING PERMISSION

Full Planning Permission was granted by the Sheffield City Council on the 29th December 2008 (Reference 07/04843/FUL) for the erection of 42 apartments in a 4/5 storey block, with commercial units and a working mens club with No 39 undercroft car parking spaces.

The consent is subject to a Section 106 agreement.

A copy of the Planning Permission is available upon request.

COMMERCIAL AREA

Situated to the ground floor the commercial section of the new construction is divided into No 5 units, with internal areas of approximately 108.8 square metres (approx 1,172 square feet) to 360.0 square metres (approx 3,875 square feet), each unit capable of being divided individually, in combinations of No 2 or more or as a whole.

The frontage to each unit varies to City Road.

Other nearby retailers include Netto, Somerfield, Spar, Lloyds Banking Group, William Hill and Vantage Pharmacy.

THE APARTMENTS

The No 42 apartments are situated upon first, second, and third floors, each floor being accessed by either passenger lift or by one of the two staircases.

All apartments are of a 1 bedroom nature whilst the majority have either a terrace, balcony or sun box.

Accommodation is as follows:

Type A - No 39 - 40.23 Sq M (433 Sq Ft)

Type B - No 1 - 35.79 Sq M (385 Sq Ft)

Type C - No 1 - 30.10 Sq M (324 Sq Ft)

Type D - No 1 - 45.83 Sq M (493 Sq Ft)

Undercroft parking is provided to Lower Ground Floor and may be accessed by either staircase or passenger lift.



trinityparkestates

trinityparkestates

APPENDIX 7E MAPLE VILLAGE MARKETING

Property Consultants



To Let

Proposed New Retail/Residential Development The Arbour, Maple Village, City Road, Manor Top, Sheffield S2 2GG



- Proposed New Retail Parade in 2 Blocks
- Occupation Late 2015
- Busy Main Road Location
- Units of 1,038 sq ft, 2,433 sq ft or 3,471 sq ft
- To Let or For Sale



Г 0114 272 3888

Queens Buildings, 55 Queen Street, Sheffield S1 2DX

LOCATION

The site is situated two miles to the south west of Sheffield city centre, on the corner of Eastern Avenue and City Road (A6135), close to the junction with Prince of Wales Road, Sheffield's outer ring road (A6102) at Manor Top.

The scheme will form a natural extension to the Manor Top district shopping centre, where occupiers include ASDA and Tesco supermarkets, Lloyds Bank, Fulton Foods, Holmes Betting and Vantage Pharmacy. There is also a KFC drive through nearby. There are excellent transport links and Sheffield's Supertram system runs past the front of the site.

PROPOSED SCHEME

This is the former Park and Arbourthorne Labour Club which our clients intend to redevelop to provide a mixture of one and two bedroom apartments together with 6 ground floor retail units of varying sizes.

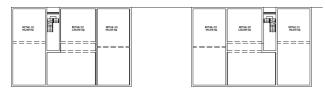
RETAIL UNITS

The commercial units are available either individually, as a combination of 2 units, or as a single block, providing a choice of 1,038 sq ft, 2,433 sq ft or 3,471 sq ft.

ACCOMMODATION (Approx gross internal areas)

Block A		
Unit 1	1,038 sq ft	96.4 sq m
Unit 2	1,395 sq ft	129.6 sq m
Unit 3	1,038 sq ft	96.4 sq m
Block B	, , , , , , , , , , , , , , , , , , ,	· ·
Unit 4	1,038 sq ft	96.4 sq m
Unit 5	1,395 sq ft	129.6 sq m
Unit 6	1,038 sq ft	96.4 sq m

GROUND FLOOR PLAN



Note – plan is subject to change and could be amended to suit an occupier's individual requirements.

USES

All uses will be considered, subject to planning, including –

A1 - Retail

A2 - Financial/Professional Services

A3 - Restaurant

A4 - Bar

A5 - Takeaway

LEASE TERMS

The units are available to let on new and full repairing and insuring leases for a term to be agreed. Alternatively units are available for sale on a long leasehold basis.

RENTS

On application.

LEGAL COSTS

Each party are to be responsible for the payment of their own legal costs.

EPC

To be provided on completion of the scheme.



FURTHER INFORMATION

Any further information can be obtained from Martin Crosthwaite at the sole agents, Crosthwaite Commercial on 0114 272 3888 or email martin@crosthwaitecommercial.com



SUBJECT TO CONTRACT AND AVAILABILITY

August 2014

APPENDIX 7F 18/01648/FUL DECISION NOTICE

Place Directorate City Growth Service

Chief Planning Officer: Rob Murfin

Howden House 1 Union Street Sheffield S1 2SH

miriam.pewsey@sheffield.gov.uk

Officer: Miriam Pewsey Tel: (0114) 2037767 Ref: 18/01648/FUL (Formerly PP- 5 October 2018

06932498)

Coda Planning Ltd Mr William Marshall 70-71 Cornish Place Sheffield S6 3AF



TOWN AND COUNTRY PLANNING ACT 1990 PLANNING PERMISSION

Proposal: Erection of 1x4-storey block and 1x3/4 storey block comprising 39

apartments, with basement access, cycle storage and bin store,

associated parking and landscaping

Location: Park And Arbourthorne Labour Club, Eastern Avenue, Sheffield, S2 2GG,

Applicant: Trinity Park Estates

Planning permission is hereby **GRANTED** for the above-mentioned development in accordance with the application deposited with the Council on 5 June 2018 together with the relevant plans, including any amendments now agreed, subject to the following condition(s), in each case followed by the relevant reason:-

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 Plan(s)

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

Location plan Site Plan 2229 (90)001 Rev D Elevations Block A 2229-(07)001 Rev F Elevations Block B 2229-(07)002 Rev F LGF Plan Block A 2229-(08)001 Rev D

Large print versions of this letter are available by telephoning (0114) 273 4791

GF Plan Block A 2229-(08)002 Rev C
Floors 1-3 Block A 2229-(08)003 Rev C
LGF Plan Block B 2229-(08)004 Rev D
GF Plan Block B 2229-(08)005 Rev C
Floors 1-2 Block B 2229-(08)006 Rev C
Floor 3 Block B 2229-(08)007 Rev C
Site Sections 2229-(90)002
Context Elevations 2229-(90)003 Rev C
Parking Bay dimensions 2229-(90)005
Travel Plan by TPS Consultants dated April 2018

Reason: In order to define the permission.

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

3. No development shall commence until the actual or potential land contamination and ground gas contamination at the site shall have been investigated and a Phase 1 Preliminary Risk Assessment Report shall have been submitted to and approved in writing by the Local Planning Authority. The Report shall be prepared in accordance with Contaminated Land Report CLR11 (Environment Agency 2004).

Reason: In order to ensure that any contamination of the land is properly dealt with and the site is safe for the development to proceed, it is essential that this condition is complied with before the development is commenced.

4. 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 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 and the site is safe for the development to proceed, it is essential that this condition is complied with before the development is commenced.

5. 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 and the site is safe for the development to proceed, it is essential that this condition is complied with before the development is commenced.

6. 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 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.

7. No development shall commence until details of the site accommodation including an area for delivery/service vehicles to load and unload, for the parking of associated site vehicles and for the storage of materials, has been submitted to and approved in writing by the Local Planning Authority. Thereafter, such areas shall be provided to the satisfaction of the Local Planning Authority and retained for the period of construction or until written consent for the removal of the site compound is obtained from the Local Planning Authority.

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.

8. No development shall commence until full details of the proposed surface water drainage design, including calculations and appropriate model results, have been submitted to and approved by the Local Planning Authority. This shall 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.

9. No development shall commence until detailed proposals for surface water disposal, including calculations to demonstrate a 30% reduction compared to the existing peak flow based on a 1 in 1 year rainfall event have been submitted to and approved in writing by the Local Planning Authority. This will require the existing discharge arrangements, which are to be utilised, to be proven and alternative more favourable discharge routes, according to the hierarchy, to be discounted. Otherwise greenfield rates (QBar) will apply.

An additional allowance shall be included for climate change effects for the lifetime of the development. Storage shall be provided for the minimum 30 year return period storm with the 100 year return period storm plus climate change

retained within the site boundary. The development shall thereafter be carried out in accordance with the approved details.

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.

10. 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, or an alternative fabric first approach to offset an equivalent amount of energy. 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. 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.

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

- 11. The residential accommodation hereby permitted shall not be occupied unless a scheme of sound insulation works has been installed and thereafter retained. Such scheme of works shall:
 - a) Be based on the findings of an approved noise survey of the application site, including an

approved method statement for the noise survey

b) Be capable of achieving the following noise levels:

Bedrooms: LAeq (8 hour) - 30dB (2300 to 0700 hours);

Living Rooms & Bedrooms: LAeq (16 hour) - 35dB (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.

12. Before the use of the development is commenced, Validation Testing of the sound attenuation works shall have been carried out and the results submitted to and approved by the Local Planning Authority. Such Validation Testing shall: a)Be carried out in accordance with an approved method statement. b)Demonstrate that the specified noise levels 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 it is essential for these works to have been carried out before the use commences.

13. 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.

14. 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 development 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 Sheffield City Council 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.

15. Construction and demolition works that are audible at the site boundary shall only take place between 0730 hours and 1800 hours on Monday to Fridays, and between 0800 hours and 1300 hours on Saturdays, and not at any time on Sundays and Public Holidays.

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

16. 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;

i.been carried out; or

ii.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 building is/are brought into use.

Highway Improvements:

1.Reconstruction of the footway to SCC specifications, adjacent to and for the entire frontage of the development.

Prior to the improvement works listed being carried out, full details of these improvement works, including materials specification shall have been submitted to and approved in writing by the Local Planning Authority.

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

17. The development shall not be used unless the car parking accommodation for 19 cars 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 it is essential for these works to have been carried out before the use commences.

18. 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.

19. Large scale details, including materials and finishes, at a minimum 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:

Windows
Window reveals
Doors
Eaves
External wall construction
Brickwork detailing
Rainwater goods
Infill panels

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

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

20. The bedroom windows on the ground floor of the building facing onto City Road shall be fully glazed with obscure glass to a minimum privacy standard of Level 4 Obscurity and no part of the window shall at any time be glazed with clear glass.

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

21. 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 any above ground works commence, 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.

22. The approved landscape works shall be implemented prior to the development being brought into use or within an alternative timescale to be first approved in writing 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 it is essential for these works to have been carried out before the use commences.

23. 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.

24. The 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 it is essential for these works to have been carried out before the use commences.

25. Notwithstanding the detail shown on the approvedplans details of a suitable means of site boundary treatment shall be submitted to and approved in writing by the Local Planning Authority before any above ground works commence, or within an alternative timeframe to be agreed in writing by the Local Planning Authority and the development shall not be used unless such means of site boundary treatment has been provided in accordance with the approved details and thereafter such means of site enclosure shall be retained.

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

- 26. 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 the Core Strategy.
- 27. The external roof top terrace to Block B shall not be brought into use unless a 1.8m high privacy screen has been erected along its external elevations, full details of which shall be submitted to and approved in writing by the Local Planning Authority. The privacy screen shall be erected in accordance with the approved details and thereafter retained.

Reason: In the interests of the amenities of neighbouring occupiers.

Other Compliance Conditions

Please Note: There may not be conditions under each heading.

Date of Decision made by the Council's Authorised Officer

5 October 2018

Planning Service Sheffield City Council

Attention is drawn to the following directive(s):

- 1. Where conditions require details to be submitted, an Application for Approval of Details Reserved by Condition is required (unless the condition gives the option of implementing the details already submitted). The Local Planning Authority is expected to determine these applications within 8 weeks of being validated, so it is essential to include all the information required. Apply online at www.planningportal.gov.uk. There are fees, which are also set by the Government.
- 2. 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.
- 3. The applicant should install any external lighting to the site to meet the guidance provided by the Institution of Lighting Professionals in their document GN01: 2011 "Guidance Notes for the Reduction of Obtrusive Light". This is to prevent lighting causing disamenity to neighbours. The Guidance Notes are available for free download from the 'resource' pages of the Institute of Lighting Professionals' website.
- 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, 5th Floor (North), Howden House, 1 Union Street, Sheffield, S1 2SH: Tel. (0114) 2734651, or by email at epsadmin@sheffield.gov.uk.

- 5. 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.
- 6. The applicant is advised that the demolition of the existing building shall proceed in accordance with the dust control method statement approved under application ref 18/02593/DPN
- 7. 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 formal permission under the Highways Act 1980 in the form of an S278 Agreement. Highway Authority and Inspection fees will be payable and a Bond of Surety required as part of the S278 Agreement.

You should contact the S278 Officer for details of how to progress the S278 Agreement:

Mr J Burdett
Highways Development Management
Highways Maintenance Division
Howden House, 1 Union Street
Sheffield
S1 2SH

Tel: (0114) 273 6349

Email: james.burdett@sheffield.gov.uk

- 8. The proposed development is located near to the track and overhead line of the South Yorkshire Supertram. The developer is advised that there needs to be close liaison with South Yorkshire Supertram Limited at Nunnery Depot, Woodbourn Road, Sheffield, S9 3LS, (Telephone Sheffield (0114) 2759888). All works carried out on site and within the vicinity of the site need to be in accordance with the "Supertram Code of Practice for Working On or Near the Tramway". This Code of Practice is available both upon request from Supertram, or online at: http://www.supertram.com/workingonsystem.html.
- 9. As the proposed development abuts the public highway you are advised to contact the Highways Co-ordination Group prior to commencing works:

Telephone: 0114 273 6677

Email: highways@sheffield.gov.uk

They will be able to advise you of any pre-commencement condition surveys, permits, permissions or licences you may require in order to carry out your works.

10. Section 80 (2) of the Building Act 1984 requires that any person carrying out demolition work shall notify the local authority of their intention to do so. This applies if any building or structure is to be demolished in part or whole. (There are some exceptions to this including an internal part of an occupied building, a building with a cubic content of not more than 1750 cubic feet or where a greenhouse, conservatory, shed or pre-fabricated garage forms part of a larger building). Where demolition is proposed in City Centre and /or sensitive areas close to busy pedestrian routes, particular attention is drawn to the need to consult with Environmental Protection Services to agree suitable noise (including appropriate working hours) and dust suppression measures.

Form Dem 1 (Notice of Intention to Demolish) is available from Building Control, Howden House, 1 Union Street, Sheffield S1 2SH. Tel (0114) 2734170

Environmental Protection Services can be contacted at Development Services, Howden House, 1 Union Street, Sheffield, S1 2SH. Tel (0114) 2734651

11. 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 here:

http://www.sheffield.gov.uk/home/roads-pavements/Address-management

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.

12. 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:-

Highway Co-Ordination Sheffield City Council Town Hall Sheffield S1 2HH Telephone: 0114 273 6677

Email: highways@sheffield.gov.uk

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.

Where the notice is required as part of S278 or S38 works, the notice will be submitted by Highways Development Management.

NOTES

The term 'true conditions precedent' is used to mean a condition that expressly requires that development shall not commence until the condition has been complied with, and is central to the consent. Development commencing without complying with these conditions would be unlawful.

Appeals to the Secretary of State

If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State for the Environment under Section 78 of the Town and Country Planning Act, 1990.

<u>Enforcement</u> - If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice. If you want to appeal against your Local Planning Authority's decision on our application, then you must do so within 28 days of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your Local Planning Authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months (12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.

<u>Householder</u> - If this is a decision to refuse planning permission for a householder application, if you want to appeal against your Local Planning Authority's decision then you must do so within 12 weeks of the date of this notice.

<u>Minor Commercial</u> - If this is a decision to refuse planning permission for a minor commercial application, if you want to appeal against your Local Planning Authority's decision then you must do so within 12 weeks of the date of this notice.

<u>All Other Applications</u> - If you want to appeal against your Local Planning Authority's decision then you must do so within 6 months of the date of this notice.

Appeals can be made online at: https://www.gov.uk/planning-inspectorate. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions given under a development order.

Purchase Notices

If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put

the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council. This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter 1 of Part VI of the Town and Country Planning Act 1990.

Notes Regarding Access for Fire Service

Notwithstanding this planning permission, attention is drawn to Section 55 of the South Yorkshire act 1980 which requires that any application made under the Building Regulations shall be rejected unless, after consultation with the Fire Authority, they are satisfied that the plans show:-

- (a) that there will be adequate means of access for the fire brigade to the building or, as the case may be, to the building as extended; and
- (b) that the building or, as the case may be, the extension of the building will not render inadequate existing means of access for the fire brigade to a neighbouring building.

Any queries in this respect should be directed to:-South Yorkshire Fire and Rescue, 197 Eyre Street, Sheffield, S1 3FG. Telephone: 0114 2727202

Demolition

Section 80 (2) of the Building Act 1984 requires that any person carrying out demolition work shall notify the local authority of their intention to do so. This applies if any building or structure is to be demolished in part or whole. (There are some exceptions to this including an internal part of an occupied building, a building with a cubic content of not more than 1750 cubic feet or where a greenhouse, conservatory, shed or pre-fabricated garage forms part of a larger building). Where demolition is proposed in City Centre and /or sensitive areas close to busy pedestrian routes, particular attention is drawn to the need to consult with Environmental Protection Services to agree suitable noise (including appropriate working hours) and dust suppression measures.

Form Dem 1 (Notice of Intention to Demolish) is available from Building Standards, Howden House, 1 Union Street, Sheffield, S1 2SH. Tel (0114) 273 4170 email buildingcontrol@sheffield.gov.uk

Environmental Protection Services can be contacted at DEL, Howden House, 1 Union Street, Sheffield, S1 2SH. Tel (0114) 2734651

TOWN AND COUNTRY PLANNING ACT 1990 (as amended) APPEAL BY Hallam Land Management Limited

An Appeal Against the refusal of Outline Planning Permission 17/04673/OUT for up to 85 residential dwellings including open space (Amended Description) at Land at Junction with Carr Road and Hollin Busk Lane, Sheffield S36 1GH

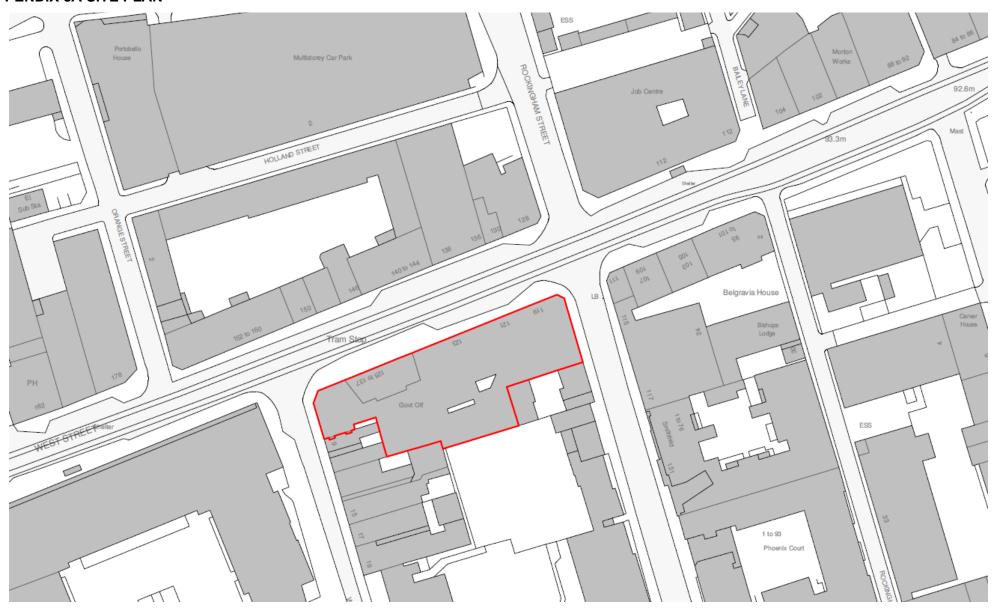
PINS REFERENCE APP/J4423/W/21/3267168 PLANNING APPLICATION REF: 17/04673/OUT

ROLAND BOLTON PROOF OF EVIDENCE: HOUSING AND FIVE YEAR LAND SUPPLY

APPENDIX 8: DWP, Rockingham House, 123 West Street S1 4ER

Prepared by
Roland G Bolton BSc (Hons) MRTPI
Prepared by
Strategic Planning Research Unit
DLP Planning Ltd
Sheffield

APPENDIX 8A SITE PLAN



APPENDIX 8B SITE VISIT PHOTOS



APPENDIX 8C GOVERNMENT BUILDING RECORDS

Government Buildings

UK Government properties database.

Home Region Department Agency About Contact

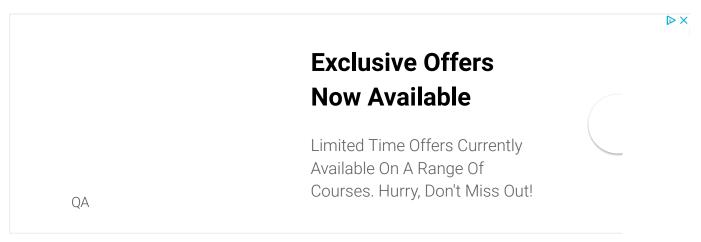
Home > Yorkshire and the Humber > Sheffield > SHEFFIELD ROCKINGHAM HOUSE 123

Search

SHEFFIELD ROCKINGHAM HOUSE 123

HEAD OFFICE

Department for Work and Pensions



UK Government property asset - PFI property located in SHEFFIELD (Yorkshire and the Humber) used by HEAD OFFICE (Department for Work and Pensions). Property is 3780.3 m2 and tenure is PFI.

SHEFFIELD,

DWP - HEAD OFFICE Sheffield Rockingham House 123 West Street WEST STREET SHEFFIELD S1 4ER

Map



Can we use your data to tailor ads for you? Our partner Google will collect data and use cookies for ad personalization and measurement. YES | NO. Learn how Google collect and use data



Expert Training With QA

Learn From Home With Minimal Disruption With Our Virtual And Online Courses.

QA

Property Information

All data is sourced from data.gov.uk under the Open Government License.

Department	Department for Work and Pensions
Property	SHEFFIELD ROCKINGHAM HOUSE 123
Region	Yorkshire and the Humber
Department Reference	71001
Description	SHEFFIELD,
Property Area	3780.3 m2
Floor Area Type	NIA
Tenure Type	PFI
Holding Type	Building Only

FISHER INVESTMENTS UK*

How Far Does £1 Million Go in Retirement?



AGE: 45 - 54



AGE: 55 - 64



AGE: 65 - 74



Get Insights >>

Request your guide and ongoing insights

Building(s) Information

ROCKINGHAM HOUSE

Building Ref	1
Floor Area	3,780.30 m2
Floor Type	
Building Type	Average, NOT Air Conditioned, Good but Older
Construction Date	1900 - 1925

Can we use your data to tailor ads for you? Our partner Google will collect data and use cookies for ad personalization and measurement. YES | NO. Learn how Google collect and use data

Floors
Refurbishment Date
Listed Building

Occupation

Sheffield Rockingham House 123 West Street

Dept Occupation Ref	2004
Holding Name	Sheffield Rockingham House 123 West Street
Tenant Department	
Tenant Property Centre	
Occupation Type	Owner
Occupation Type Occupation Name	Owner SHEFFIELD ROCKINGHAM HOUSE 123

Sheffield Rockingham House 123 West Street

Dept Occupation Ref	JCPRH1
Holding Name	Sheffield Rockingham House 123 West Street
Tenant Department	
Tenant Property Centre	
Occupation Type	Owner
Occupation Type Occupation Name	Owner JCP ROCKINGHAM HOUSE SHEFFIELD

Vacancy Information

There are no vacancy data.

How Far Does £1 Million Go in Retirement?

£

AGE: 55 - 64

Get Insights >>

Request your guide and ongoing insights

Privacy · Contact

APPENDIX 8D MHCLG, FINAL IMPACT ASSESSMENT: BAN ON COMBUSTIBLE MATERIALS IN EXTERNAL WALL SYSTEMS. BUILDING (AMENDMENT) REGULATIONS 2018 SI 2018/1230



Ministry of Housing, Communities and Local Government

Final Impact Assessment: Ban on combustible materials in external wall systems.
Building (Amendment)
Regulations 2018
SI 2018/1230

Presented to Parliament by Command of Her Majesty

November 2018

Impact Assessment: Ban on combustible materials in external wall systems

1.1. Summary

- 1.2. This analysis assesses the impact of a proposed ban on the use of combustible materials in external wall systems and balconies. This will only allow materials that are A2-s1, d0 rated and above under the European classification system set out in the standard BS EN 13501-1 subject to exemptions. The analysis compares the ban against a 'Do nothing' option of no change to the Building Regulations.
- 1.3. The change should make it easier to comply with the relevant Building Regulations' requirements by making the routes to compliance clearer. The analysis concludes that there will be a one-off transition cost as the industry familiarises itself with the changes of £0.5m. The equivalent annual direct cost to developers and owners is estimated to be £24.9m-£33.7m (central £29.3m)¹.
- 1.4. Problem under consideration, policy options and objective
- 1.5. The objective of the policy option is to provide certainty about materials to be used in external wall systems of buildings within scope of the ban. Since the Grenfell fire there has been much debate about compliance and interpretation of provisions in the Building Regulations' guidance relating to the requirement for external walls on buildings to adequately resist the spread of fire. Concerns have been raised about the robustness of the BS8414 test which can be used as a method of demonstrating compliance with this requirement. Dame Judith Hackitt's independent report into building regulations and fire safety² indicated that when choosing between products that are non combustible or of limited combustibility and products undergoing full-scale system tests, the lower risk option is to use products that are non combustible or of limited combustibility.
- 1.6. Following the consultation, the government has announced that the ban on combustible materials will apply to buildings with a storey over 18 metres high which contain a flat. Student accommodation, registered care premises, hospitals and dormitories in boarding schools all over 18m will also be covered by the ban. The ban will apply to new buildings or when there are

-

¹ See annex for methodology

² https://www.gov.uk/government/collections/independent-review-of-building-regulations-and-fire-safety-hackitt-review

material changes of use or material alterations to the building, as defined in the Building Regulations. All elements of the external wall will be covered by the ban; including specified attachments such as balconies, solar panels and sun shadings, with exemptions for certain components (see below).

Option One – Do nothing

1.7. Under this option there would be no change to Building Regulations and there would be no prescriptive ban on the use of combustible materials in external wall systems. For this option, the undertaking of BS8414 tests and assessments in lieu of tests would still be a permitted route to demonstrate compliance of a cladding system with the Regulations.

Option Two – Ban combustible material in external wall systems of the buildings in scope. Preferred option.

- 1.8. In this option, changes would be made to Building Regulations which would ban the use of combustible materials in external wall systems and balconies. This analysis assumes that blocks of flats, student accommodation, registered care premises, hospitals and dormitories in boarding schools (all over 18m) are in scope for the ban. This option would require that materials in external wall systems and balconies have a minimum performance of class A2-s1, d0 or A1 under the relevant European classification system set out in BS EN 13501-1. This analysis assumes that some key materials which are unable to meet the requirement are exempted. A full table of exemptions is included in the Annex.
- 1.9. Costs and Benefits of each option
- 1.10. MHCLG has worked with consultants³ to estimate the costs to developers or building owners of both options.
- 1.11. Costs Option One: Do Nothing
- 1.12. The costs of option 1 reflect the total cost of the construction industry continuing to use a mixture of A1, A2-s1, d0 and non-A classified materials in construction projects relating to cladding and balconies. Over 10 years, the present value of discounted costs is estimated to total £10.3bn-£14.3bn.

-

³ Adroit Economics Consortium

These costs are discounted at the Green Book discount rate of 3.5% over 10 years. In this option a proportion (15%-30%) of projects⁴ are estimated to use non-A rated materials. There is also a significant proportion of projects estimated to voluntarily use A2-s1, d0 rated materials and above (70%-85%)⁵. In the do nothing scenario, balconies will continue to use timber decking and joists, which are non-A classified materials. 90% of galvanised steel balconies use non-A classified materials, while for concrete balconies this number is 40%. 55%-60% of residential buildings have balconies.

- 1.13. Costs Option Two: A2-s1, d0 classified and above
- 1.14. The most significant costs of this option are for the cladding and balcony costs for residential buildings over 18m, with office to residential conversions being the second biggest contributor. We estimate that each year around 600-950⁶ residential buildings over 18m are affected by this option, as well as around 75 office to residential conversions (over 18m).
- 1.15. The analysis assumes that a proportion of building projects already being carried out in the counterfactual is meeting A2-s1, d0 or even A1 fire classes. In this option, there would be no non-A rated systems installed, owing to the ban. It is assumed that the same proportion of projects would use A1 rated systems (20%-35%) as in the counterfactual. This is for reasons other than this specific policy (e.g. insurance requirements). A higher proportion would use A2-s1, d0 rated systems under this preferred option (65%-80%) compared to the counterfactual (35%-50%). See table 1 below:

Proportion of A1, A2-s1, d0 and Non-A rated depending on option

	Option 1	Option 2
A1	20%-35%	20%-35%
A2-s1, d0	35%-50%	65%-80%
Non-A rated	15%-30%	0%

Table 1. Adroit Economics Consortium.

1.16. There are significant differences in the costs per building for refurbishment/retrofit for A2-s1, d0 or above compared to the counterfactual⁷.

1.17. The difference in the costs per building of A2-s1, d0 rated systems compared to non-A rated (counterfactual) differs depending on whether it is new build or

⁴ Projects are defined as new build, retrofit of cladding and refurbishments of cladding.

⁵ Based on estimates provided by the Adroit Economics Consortium.

⁶ The range comes from doing sensitivity analysis, where different growth rates for building stock and projects are used in a high and low scenario.

⁷ We used three reference buildings to obtain detailed cost estimates for these different systems. The costs are based on 3 reference buildings of 8 storeys (Low), 15 storeys (Medium) and 21 storeys (High).

refurbishment/retrofit. This reflects costs to developers/owners and includes on-costs⁸.

Cost per building (non-A into A2-s1,d0) option 2 compared to counterfactual

	Low	/ building	Mic	l building	Hig	h building
New build – Brick	£	39,359	£	102,308	£	150,453
New build –						
cladding system	£	30,247	£	78,623	£	115,622
Refurbishment –						
cladding system	£	70,205	£	74,150	£	103,996

Table 2. Adroit

1.18. In terms of balconies, the impact per building will depend on the types of balcony installed and the number per building. There are three types of balcony that have been included; recessed galvanised steel (40%), projected galvanised steel (40%) and recessed concrete (20%).

Proportion of balcony types depending on option

	Option 1	Option 2
Recessed Galvanised steel	40%	25%
Projected Galvanised steel	40%	40%
Recessed Concrete	20%	35%

Table 3.

- 1.19. The additional cost per balcony ranges from £250-£750, as timber decking and joists are replaced. The annex sets out a full break down of costs per balcony by building type. This means the cost of mandating that newly built balconies have A2-s1, d0 or above materials will have an equivalent annual cost to developers of £7.5m-£10.3m, compared to the counterfactual.
- 1.20. When there is a material change of use to a building into one of the building types in scope, the building will have to meet the new minimum requirement for materials to be rated A2-s1, d0 or A1. This will impact, for example, on office to residential conversions.
- 1.21. We have worked with consultants to estimate the impact of this. For this modelling purpose only an indicative estimate is assumed of circa 75⁹ buildings per annum over 18m being converted each year, of which 60% have brick facades and 40% have rainscreen facades. It is also assumed that 30% of these existing facades are already A rated.
- 1.22. In the counterfactual, it is assumed that 85% of these facades would be refurbished to improve thermal performance, of which, given insurance and other pressures post-Grenfell, it is assumed that 70% of these facades would be refurbished with A rated materials in the absence of this policy.

⁸ On-costs include design and development contingencies, contractor preliminaries, professional fees and contractor profits and overheads.

⁹ Based on government net additional dwellings statistics. https://www.gov.uk/government/collections/net-supply-of-housing

- 1.23. For policy option two, it is assumed that there is no change to the proportion of new facades that are installed to improve the thermal performance of the building. However, all new facades would now be A rated. The extra cost for these thermal refurbished buildings is estimated at around £91,000 per building for brick and £81,000 per building for ACM facades.
- 1.24. Under option two, a small number of buildings that could achieve the improved thermal performance without refurbishing the façade would be required to replace non A-rated cladding with A-rated at a cost of £1.6m per building.
- 1.25. The equivalent annual extra over cost to owners for these buildings of option 2 over option 1 is estimated at £5.9m. The equivalent annual cost to society is £4.1m.
- 1.26. Any office buildings with brick facades over 18m containing non A-rated insulation behind the façade and being converted to residential use will also be included in the ban. Many brick-facade offices over 18m are likely to have been built before the regulations required insulation in walls and more recently will have been built with A-rated insulation or will have non A-rated insulation between two masonry skins. After discussions with the consultants we have concluded that brick buildings over 18m with non-A rated insulation with lightweight internal skins are likely to be rare. We have not monetised this impact.
- 1.27. For the preferred option as a whole, over 10 years, the present value of discounted costs is estimated to total £10.5bn-£14.6bn. These costs are also discounted at the Green Book discount rate of 3.5% over 10 years. The total transition costs are estimated to be £0.5m, reflecting the time taken by members of industry to understand the change in policy. The equivalent annual direct cost to developers and owners of option two over option one is £24.9m-£33.7m (central £29.3m).
- 1.28. For option 2 the total cost to society is £8.0bn-£11.3bn (central £9.6bn), and the social equivalent annual cost is £18.5m-£25.3m (central £21.9m). These social costs do not include transfer payments, such as VAT.

Summary Cost Table

	Present value costs	(10 years)	
	Option 1	Option 2	Net cost
Transition costs	-	£0.5m	
Total costs	£10.3bn-£14.3bn	£10.5bn-£14.6bn	
	(central £12.3bn)	(central £12.5bn)	
	Equivalent	annual cost	
Annual cost	£1.2bn-£1.7bn	£1.2bn-£1.7bn	£24.9m-£33.7m
	(£1.4bn)	(central £1.5bn)	(central £29.3m)

Table 4. Source: Adroit Economics Consortium

Non-Monetised Impacts

1.29. Some of the consultation responses raised the issue of unintended consequences of the ban, in particular a potential loss of space. The reason for this is that A1 rated materials like mineral wool insulation are likely to be bulkier. We have worked with consultants to analyse the potential impact of this, which we have concluded it is minor for the majority of cases. The annex provides further details.

Benefits

- 1.30. The main benefits that derive from option 2 relative to the counterfactual are that it will make routes to compliance clearer. The Government's building safety programme has identified high rise residential buildings which have been discovered to have combustible aluminium composite material cladding panels which did not follow the provisions of Building Regulations guidance. The purpose of the ban is to make clear exactly what materials can and cannot be used. This will make compliance easier to identify for designers, installers and building control bodies.
- 1.31. Better compliance will ensure that fire safety risks are better identified and managed by developers, so reducing risks. We have not monetised these benefits.
- 1.32. Another consequence of the ban will be to rule out the opportunity to use assessments in lieu of tests for external wall systems which may have led to inappropriate approaches to the design and installation of external wall systems incorporating combustible cladding. A clear ban will rule this out.
- 1.33. By explicitly banning most non-A materials there will be greater clarity about what is permitted to be used on site and in the construction process. This clarity makes it harder for the incorrect materials to be procured and then used in the construction process without being noticed, reducing unintentional non-compliance.
- 1.34. There are minor cost savings for the design stage of building construction. This is because less time is spent on considering and deciding between the different types of materials and external wall systems, now that there are fewer options to choose from. The costs of undertaking whole system wall tests (BS 8414 tests) will also be avoided.
- 1.35. Risks and Assumptions
- 1.36. The costs of the policy options are estimated using a number of assumptions.

 The key areas where assumptions are made are:
 - Forecast stock and rate of new build of blocks of flats, student accommodation, registered care premises, hospitals and dormitories in boarding schools over 18m.

- Number and type of external cladding/insulation projects that are installed each year.
- The proportion of buildings and flats that have balconies installed.
- The proportion of projects and balconies that already meeting A1 rating and above and A2-s1, d0 rating and above.
- Differences in the costs per building for refurbishment/retrofit and new build for A1, A2-s1, d0 and non-A rated systems.
- 1.37. The costs of particular materials such as brick and ACM facades are based on detailed cost estimates produced by the Adroit Economics consortium. These are obtained from a sample of quotes from industry. See annex for further details.
- 1.38. We do not expect the ban to have a significant impact on housing supply. As indicated above, a significant proportion of new projects are already using materials which would meet the new requirements. For those which are affected, the extra costs incurred will be small in proportion to the total build cost. See annex for per building costs.
- 1.39. As indicated above, there is a risk that additional space required will add cost. However, after discussions with the Adroit Economics Consortium, we have concluded that outward adjustments to the external wall can be made in most instances. Significant costs are only likely to occur where space constrained buildings already have planning permission or have started on site. Overall, the costs due to space considerations are likely to be modest. More detailed consideration of potential space issues can be found in the annex.
- 1.40. The Price Base Year and the Present Value Base Year are 2018 and the discount rate of 3.5% is in line with Green Book guidance.
- 1.41. There is a degree of uncertainty about the estimates and the assumptions. Sensitivity analysis and production of high and low estimates has been carried out to reflect this uncertainty.

Annex

- i. Cost methodology
 - a. The equivalent annual cost is calculated by finding the cost difference between option 1 and option 2.
 - b. The cost of each option is calculated by using the number of building projects with cladding in a year, and multiplying that by the cost of materials for that type of project. The number of projects is a function of the rate of new build and the retrofit/refurbishment rate of the current stock. The cost of materials depends on the size of the building and type of façade. Costs will also depend on whether the building is using spandrel panels or has balconies.

ii. Evidence base

- a. The material difference between using A2-s1, d0 and non-A rated materials was calculated by commissioning certified architects to design a standard external wall with these materials, and then comparing the costs between these different combinations.
- b. Reference buildings were developed with consultants and used as the basis to estimate the impact on the wider building stock. These buildings, along with knowledge on how the building stock has changed over time, were used to inform the proportion of buildings with A1, A2-s1,d0 and non-A rated materials.

iii. Exemptions

a. Some materials should be exempted from the regulation. A detail list of exemptions is compiled below.

Product	Definition
Membranes	Membranes is a common term used in the industry
	and does not need any specific definition
Roofing materials	Components of a roof that extends to the junction of the external wall
Internal decorative wall finish	Internal wall finish - inner most surfaces directly exposed to the interior of the building on the external
IIIIISII	wall
Windows	Windows made out of glass and transparent and
	associated window frame including glazing, features,
	fixings and ironmongery
Doors	Doors and door sets located on the external wall
	including associated frames and ironmongery.
Thermal breaks,	Thermal breaks where they are necessary to prevent thermal bridging and meet the requirements of Schedule 1 Paragraph L.
Cavity trays	Cavity trays as part of a masonry wall systems including two leaves of masonry construction
Seal, fixings, gaskets,	Seal, fixings, gaskets, sealants and backer rod
sealants and backer rod.	
Electrical installations	All electrical installations as defined in the Building
	Regulation already.

Product	Definition
Fire stopping and	Fire stopping and intumescent materials where they
Intumescent Materials	are necessary to meet the requirements of paragraph
	B of Schedule 1
Insulation used under	Insulation used where it is located underground.
ground location	

iv. Small Business

a. We have considered the impact on small businesses and concluded that the costs will not disproportionately affect businesses with a low turnover.

v. A2-s1, d0 external wall system cost breakdown

a. Using consultants and empirical data we have estimated the cost of the attributes of the three reference buildings and their make-up, including ACM coverage, European fire rating type and external wall system materials. The costs reflect different architectural design methods, and take into account spandrel panels where appropriate. The costs will differ depending on the façade (brick or ACM) and the type of building project (new build or retrofit/refurbishment). See table below for the cost per building of using A2-s1, d0 instead of non-A rated materials:

	low building		mid building		high building	
New build – Brick	£	39,359	£	102,308	£	150,453
New build - Cladding						
system	£	30,247	£	78,623	£	115,622
Refurbishment - Cladding						
system	£	70,205	£	74,150	£	103,996

Table 5. Source: Adroit Economics Consortium

vi. Balconies

a. Balconies will be affected by this policy. New build residential projects with balconies will no longer use non-A rated materials, resulting in more expensive decking and joists in some buildings. Because not all flats in a building have balconies, the cost per building will depend on the size of that building. See below for the cost difference of having A2-s1, d0 or A1 rated materials in balconies compared to the counterfactual, including on-costs. Recessed Galvanised steel is the most expensive type.

Additional cost per building of balconies being A2-s1, d0 compared to the counterfactual

Low Building	low cost		mid cost		high	costs	
Recessed Galvanised	£	51,810	£	71,619	£	91,429	
Steel							
Projected Galvanised	£	48,762	£	70,095	£	91,429	
Steel							
Recessed Concrete	£	30,476	£	30,476	£	30,476	

Table 6

Medium building	low cost		mid cost		high costs	
Recessed Galvanised	£	71,638	£	99,029	£	126,420
Steel						
Projected Galvanised	£	67,424	£	96,922	£	126,420
Steel						
Recessed Concrete	£	42,140	£	42,140	£	42,140

Table 7

Tall Building	low cost		mid cost		high costs	
Recessed Galvanised	£	104,168	£	143,996	£	183,825
Steel						
Projected Galvanised	£	98,040	£	140,933	£	183,825
Steel						
Recessed Concrete	£	61,275	£	61,275	£	61,275

Table 8

vii. Timber building

a. The policy prohibits the use of timber materials in the external wall of buildings within the scope. Currently the number of projects above 18m in height where load bearing structural timber elements are used remains relatively small. The effect of the ban on the use of engineered timber remains limited in the short term. There is however a growing number of buildings above 18m in height using engineered timber as part of their structure. Engineered timber offers an alternative to traditional methods of construction in buildings within the scope of the policy. It is therefore likely to slow down the use of engineered timber in future development in the medium to long term.

viii. Impact on space requirements

- a. As walls get thicker, ties, brackets, fixings, flashings and structural supports all get deeper which adds costs. This adds weight, along with the thicker insulation, which may impact in the foundation depth and size. However, these costs are estimated to be modest, and therefore it was considered not proportionate to monetise these.
- b. To understand the potential impact of bulkier materials as a consequence of higher fire performance ratings, two drawings of a wall build up for brick and rainscreen ACM facades have been produced to show the impact on wall thickness of changing phenolic insulation to mineral fibre. These drawings can be found below. For both of these, the U value is typical for a new build residential building. If a building is being designed, then any extra wall thickness will result in the wall growing outwards into the external space. The drawings in the annex and Table 9 below show that the impact is minimal.

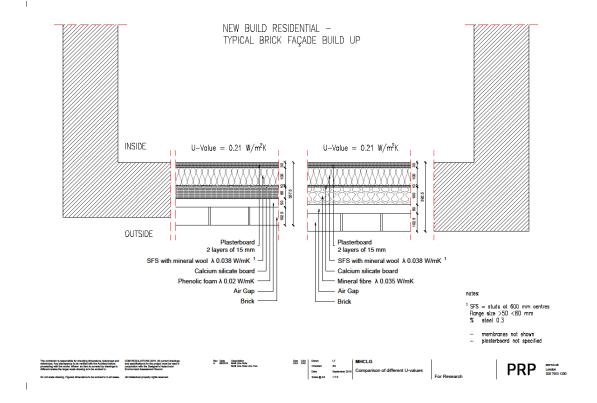
Final Impact Assessment

Impact of Mineral fibre on wall thickness

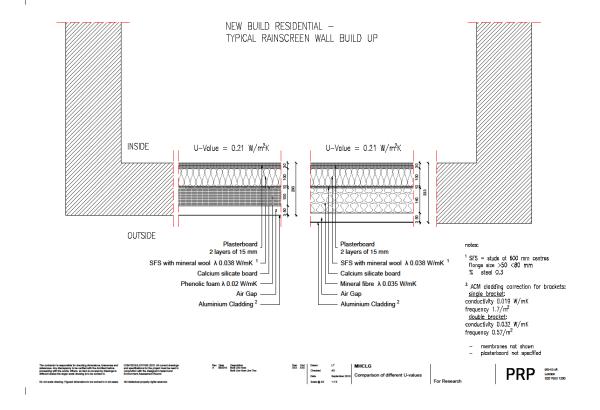
	Phenolic foam	Mineral Fibre	Differences
New build – Brick	357.5mm	392.5mm	35mm
façade			
New build –	293mm	333mm	40mm
Rainscreen ACM			
façade			

Table 9

c. Table 9 above indicates that for a new build brick façade, an additional 35mm of space would be needed whereas for a rainscreen ACM façade an additional 40mm would be needed from using Mineral fibre insulation rather than phenolic foam. We have concluded that only where a site is very constrained would the impact potentially affect the internal space, and these cases are expected to be rare.



Final Impact Assessment



APPENDIX 8E DECISION NOTICE 18/03172/FUL

Place Directorate City Growth Department

Planning Services Howden House • 1 Union Street • Sheffield • S1 2SH sarah.hull@sheffield.gov.uk Sheffield
City Council

Officer: Sarah Hull Tel: (0114) 20 37855 Ref: 18/03172/FUL (Formerly PP- 19 December 2019

07215275)

Avison Young
Mr David Sweeting
First Floor City Point
29 King Street
Leeds
LS1 2HL

TOWN AND COUNTRY PLANNING ACT 1990 PLANNING PERMISSION

Proposal: Alterations and conversion of building to form student accommodation - 16

cluster flats and 80 bedsits/studios (Use Class Sui Generis) and erection of

two additional storeys at roof-level

Location: DWP, Rockingham House, 123 West Street, City Centre, Sheffield, S1

4ER,

Applicant: Aegon UK Property Fund Ltd

Planning permission is hereby **GRANTED** for the above-mentioned development in accordance with the application deposited with the Council on 5 September 2018 together with the relevant plans, including any amendments now agreed, subject to the following condition(s), in each case followed by the relevant reason:-

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 Plan(s)

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

Site Plan - 3342-TBC-XX-XX-GA-A-0002 Proposed Ground Floor - 3342-TBC-XF-GF-DR-A-0202 Rev P2 Proposed First Floor - 3342-TBC-XX-01-DR-A-0203 Rev P3

Large print versions of this letter are available by telephoning (0114) 273 4791

Proposed Second Floor - 3342-TBC-XX-02-DR-A-0204 Rev P1

Proposed Third Floor - 3342-TBC-03-BA-DR-A-0205 Rev P1

Proposed Fourth Floor - 3342-TBC-XX-04-DR-A-0206 Rev P1

Proposed Fifth Floor - 3342-TBC-XX-05-DR-A-0207 - Rev P1

Proposed Sixth Floor - 3342-TBC-XX-06-DR-A-0208 Rev P1

Proposed Roof Plan - 3342-TBC-XX-07-DR-A-0209

Proposed Basement Floor - 3342-TBC-XX-B1-DR-A-0201 Rev P1

Proposed North Elevation - 3342-TBC-XX-ZZ-EL-A-2001 Rev P2

Proposed South Elevation - 3342-TBC-XX-ZZ-EL-A-2002 Rev P1

Proposed East and west Elevations: 3342-TBC-XX-ZZ-EL-A-2003 Rev P1

Proposed Street Scenes: 3342-TBC-XX-ZZ-EL-A-2010 Rev P1

Ground and First Floor Sections: 3342-TBC-XX-22-SE-A-9016 Rev P2

Reason: In order to define the permission

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

- 3. No works shall commence (including site preparation in the form of erecting hoardings or undertaking demolition works) until full details of a construction method statement covering the following elements has been submitted to and approved in writing by the Local Planning Authority. The works shall be constructed only in accordance with the approved details:
 - i) Ingress and egress to/from site by construction traffic, including the arrangements for accepting deliveries so as not to impact on the performance of Supertram services.
 - ii) Hoarding/scaffolding arrangements and locations.
 - iii) Site compound/facilities for construction workers, parking arrangements for contactors.
 - iv) Facilities to prevent mud/debris being deposited in the public highway and onto the supertram network.
 - v) Where any work is within 2.75 metres of Overhead Line Equipment, this shall only be carried out with an isolation of the equipment in place. This shall be agreed with Stagecoach Supertram at the earliest opportunity (as a minimum 8 weeks in advance); isolations will be charged at the rate current at the time of work.
 - vi) All operations, including the use of cranes or other mechanical plant working adjacent to the tramway must at all times be carried out in a "fail-safe" manner such that in the event of mishandling, collapse or failure, no martials or plant are capable of falling within 2.75 metres of the nearest rail of the adjacent railway line or overhead electrical equipment or supports.

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.

4. No works shall take place to the building that may impact on the overhead wire support anchors without the prior written agreement of the Local Planning Authority.

Reason: In the interests of the safety of all road users, tram users and construction workers.

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, or an alternative fabric first approach to offset an equivalent amount of energy. 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. 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.

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

6. No doors/windows shall, when open, project over the adjoining footway.

Reason: In the interests of pedestrian safety.

7. 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 Controlled 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 it is essential for this scheme to be in place before the use commences.

8. 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.

9. Large scale details, including materials and finishes, at a minimum of 1:20 of the items listed below shall be submitted to and approved in writing by the Local Planning Authority before that part of the development commences:

- Ground floor entrance
- typical cross section and elevation of the glazed roof extension
- replacement windows (where relevant)

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

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

10. The development shall not be first occupied 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 it is essential for these works to have been carried out before the use commences.

11. The residential accommodation hereby permitted shall not be occupied until a further additional scheme of sound attenuation measures, designed to mitigate entertainment noise from the ground floor commercial use (extent of the 'Area Let to Bar' illustrated on Proposed Ground Floor Plan (Ref. 3342-TBC-XX-GF-DR-A-0202 Rev P2) has been submitted to and approved in writing by the Local Planning Authority and the sound attenuation measures have been installed in accordance with the approved scheme. Such scheme of works shall include a noise limiter in the ground floor unit as set out in section 5.2 of Cundall Noise Impact Assessment report ref 1018325-RPT-AS-002 Rev C (19/12/2018), or an alternative method of noise mitigation to be agreed in writing with the Local Planning Authority. The scheme of works shall:

a)Be based on the findings of approved Cundall Entertainment Noise Assessment report ref. 1018325-RPT-AS-002 Rev. C (19/12/2018).

b)Be capable of achieving the following noise levels:

In Bedrooms & Studios: Octave band upper noise limits as specified in Table 2.1 of the approved Rev C. report (2300 to 0700 hours);

In Bedrooms, Studios & Living Rooms: Noise Rating Curve NR30 (0700 to 2300 hours);

c)Provide full details and the specification/model of the noise limiter (or alternative method of noise mitigation), including details of settings and means of control and maintenance

d)Include a system of acoustically treated ventilation to all habitable rooms.

(Noise Rating Curves should be measured as an LZeq at octave band centre frequencies 31.5 Hz to 8 kHz)

The sound attenuation measures must thereafter be retained, maintained and operated as approved.

Reason: In the interests of the amenities of residential occupiers.

12. The residential accommodation hereby permitted shall not be occupied unless a scheme of sound insulation works designed to mitigate environmental noise has been submitted to and approved in writing by the Local Planning Authority and the sound insulation works have been installed in accordance with the approved scheme. Such scheme of works shall:

a)Be based on the findings of approved Cundall Noise Impact Assessment report ref. 1018325-RPT-AS-001 Rev. A (13/08/2018), and those recommendations relevant to the mitigation of environmental noise, other than entertainment noise. b)Be capable of achieving the following noise levels:

In Bedrooms & Studios: LAeq (8 hour) - 30dB (2300 to 0700 hours);

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

In Bedrooms & Studios: Individual noise events do not normally exceed 45dB LAFmax more than 10 times (2300 to 0700 hours);

c)Include a system of acoustically treated ventilation to all habitable rooms.

The sound insulation works must thereafter be retained in accordance with the approved scheme.

Reason: In the interests of the amenities of future residential occupiers

13. The development shall not be occupied until a method statement detailing how Validation Testing of all sound insulation works and attenuation measures forming part of schemes which are approved pursuant to conditions 11 and 12 will be carried out in order to test that the works and measures secure compliance with the target noise levels specified in those conditions. The development shall not be occupied until a report detailing the results of Validation Testing, which has been carried out in accordance with the approved method statement and which demonstrates that the specified target noise levels are achieved, has been submitted to and approved in writing by the Local Planning Authority. In the event that Validation Testing reveals that the specified noise levels have not been achieved then, notwithstanding the sound insulation works and attenuation measures thus far approved, a further scheme of sound insulation works capable of achieving the specified noise levels shall be submitted to and approved by the Local Planning Authority before the development is occupied. The development shall not be occupied until such sound insulation works are installed as approved and have demonstrated compliance with noise levels through further validation testing. The further sound insulation works must thereafter be retained in accordance with the approved scheme.

Reason: In the interest of the amenities of residential occupiers.

14. The residential and ground floor uses hereby permitted shall not be occupied unless a Noise Management Plan (NMP) for the control of noise from the operation of the ground floor commercial unit, in general accordance with the recommendations of section 5.3 of Cundall Entertainment Noise Assessment report ref. 1018325-RPT-AS-002 Rev. C (19/12/2018) has first been submitted to and approved in writing by the Local Planning Authority. The approved NMP must be implemented and adhered to at all times by the occupiers of the ground floor unit.

Reason: In the interest of the amenities of residential occupiers

Other Compliance Conditions

15. All measures included with the 'Student Living Management Plan' (July 2018) document shall be implemented at all times that the student accommodation is in use.

Reason: In the interests of protecting the free and safe flow of traffic and providing sustainable forms of transport.

Please Note: There may not be conditions under each heading.

Date of Decision made by the Council's Authorised Officer

19 December 2019

Planning Service Sheffield City Council

Attention is drawn to the following directive(s):

- 1. Where conditions require details to be submitted, an Application for Approval of Details Reserved by Condition is required (unless the condition gives the option of implementing the details already submitted). The Local Planning Authority is expected to determine these applications within 8 weeks of being validated, so it is essential to include all the information required. Apply online at www.planningportal.gov.uk. There are fees, which are also set by the Government.
- 2. 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.
- 3. The proposed development is located near to the track and overhead line of the South Yorkshire Supertram. The developer is advised that there needs to be close liaison with South Yorkshire Supertram Limited at Nunnery Depot, Woodbourn Road, Sheffield, S9 3LS, (Telephone Sheffield (0114) 2759888). All works carried out on site and within the vicinity of the site need to be in accordance with the "Supertram Code of Practice for Working On or Near the Tramway". This Code of Practice is available both upon request from Supertram, or online at: http://www.supertram.com/workingonsystem.html.
- 4. Before commencement of the development, and upon completion, you will be required to carry out a dilapidation survey of the highways adjoining the site with the Highway Authority. Any deterioration in the condition of the highway attributable to the construction works will need to be rectified.

To arrange the dilapidation survey, you should contact:

Highway Co-Ordination

Telephone: 0114 273 6677

Email: highways@sheffield.gov.uk

5. As the proposed development abuts the public highway you are advised to contact the Highways Co-ordination Group prior to commencing works:

Telephone: 0114 273 6677

Email: highways@sheffield.gov.uk

They will be able to advise you of any pre-commencement condition surveys, permits, permissions or licences you may require in order to carry out your works.

6. 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 on the Council website here:

https://www.sheffield.gov.uk/content/sheffield/home/roads-pavements/address-management.html

The guidance document on the website includes details of how to apply, and what information we require. 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.

7. 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 formal permission under the Highways Act 1980 in the form of an S278 Agreement. Highway Authority and Inspection fees will be payable and a Bond of Surety required as part of the S278 Agreement.

You should contact the S278 Officer for details of how to progress the S278 Agreement:

Mr J Burdett Highways Development Management Highways Maintenance Division Howden House, 1 Union Street Sheffield S1 2SH

Tel: (0114) 273 6349

Email: james.burdett@sheffield.gov.uk

8. For information, to achieve the required degree of sound attenuation, it is considered likely that the noise limiter will need to be set to restrict sound to the maximum levels detailed in the email received from Christoper Jones on 2nd July

- 2019 Such noise levels are set out in the letter and appendix from Players Bar scanned on the 17th December 2019.
- 9. For information, to obtain LPA approval, it is likely that the required Noise Management Plan will need to incorporate as a minimum at least all measures contained in the guidance contained in the section 5.3 of Cundall Entertainment Noise Assessment report ref. 1018325-RPT-AS-002 Rev. C (19/12/2018), i.e.;
 - Noise from litter / bottle disposal Bottle disposal should not be carried out after 10pm or before 7am.
 - -External smoking There is no provision for a designated smoking area; however, potential noise from groups of smokers will be overseen by bar management. Additional signage will also be provided to remind customers to be considerate of neighbouring properties.
 - Patron noise when leaving the development Measures such as informing local taxi companies when large groups are leaving the premises (e.g. following events where an Events Notice for later finishing) will be considered to reduce noise are neighbouring dwellings. As mentioned above, signage will also be provided..
 - -Un-lobbied external doors All external fire doors should remain closed when not in use and should not be wedged open;
 - -Bar Management Reviews Bar management meetings should be held regularly to discuss any comments received from residential occupants, or review any potential improvements / amendments required to the noise management plan due to unforeseen circumstances.
- 10. The applicant is advised that they should engage with Stagecoach Supertram in relation to conditions 3 and 4, details of any correspondence would be useful when submitting information to discharge these conditions.

Attention is drawn to the following informative:

Sheffield City Council is a Community Infrastructure Levy (CIL) Charging Authority. Therefore, your development may be CIL liable if it falls within the categories on our CIL Charging Schedule which can be found at http://www.sheffield.gov.uk/cil. (Householder extensions under 100 square metres are not CIL liable). If your development is CIL liable a liability notice will be sent to you shortly informing you of the CIL charge payable and the next steps in the process.

Please note: You must not start work until you have submitted and had acknowledged a CIL Form 6: Commencement Notice. Failure to do this will result in surcharges and penalties.

NOTES

The term 'true conditions precedent' is used to mean a condition that expressly requires that development shall not commence until the condition has been complied with, and is central to the consent. Development commencing without complying with these conditions would be unlawful.

Appeals to the Secretary of State

If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State for the Environment under Section 78 of the Town and Country Planning Act, 1990.

<u>Enforcement</u> - If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice. If you want to appeal against your Local Planning Authority's decision on our application, then you must do so within 28 days of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your Local Planning Authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months (12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.

<u>Householder</u> - If this is a decision to refuse planning permission for a householder application, if you want to appeal against your Local Planning Authority's decision then you must do so within 12 weeks of the date of this notice.

<u>Minor Commercial</u> - If this is a decision to refuse planning permission for a minor commercial application, if you want to appeal against your Local Planning Authority's decision then you must do so within 12 weeks of the date of this notice.

<u>All Other Applications</u> - If you want to appeal against your Local Planning Authority's decision then you must do so within 6 months of the date of this notice.

Appeals can be made online at: https://www.gov.uk/planning-inspectorate. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions given under a development order.

Purchase Notices

If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council. This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter 1 of Part VI of the Town and Country Planning Act 1990.

Notes Regarding Access for Fire Service

Notwithstanding this planning permission, attention is drawn to Section 55 of the South Yorkshire act 1980 which requires that any application made under the Building Regulations shall be rejected unless, after consultation with the Fire Authority, they are satisfied that the plans show:-

- (a) that there will be adequate means of access for the fire brigade to the building or, as the case may be, to the building as extended; and
- (b) that the building or, as the case may be, the extension of the building will not render inadequate existing means of access for the fire brigade to a neighbouring building.

Any queries in this respect should be directed to:-South Yorkshire Fire and Rescue, 197 Eyre Street, Sheffield, S1 3FG. Telephone: 0114 2727202

Demolition

Section 80 (2) of the Building Act 1984 requires that any person carrying out demolition work shall notify the local authority of their intention to do so. This applies if any building or structure is to be demolished in part or whole. (There are some exceptions to this including an internal part of an occupied building, a building with a cubic content of not more than 1750 cubic feet or where a greenhouse, conservatory, shed or pre-fabricated garage forms part of a larger building). Where demolition is proposed in City Centre and /or sensitive areas close to busy pedestrian routes, particular attention is drawn to the need to consult with Environmental Protection Services to agree suitable noise (including appropriate working hours) and dust suppression measures.

Form Dem 1 (Notice of Intention to Demolish) is available from Building Standards, Howden House, 1 Union Street, Sheffield, S1 2SH. Tel (0114) 273 4170 email buildingcontrol@sheffield.gov.uk

Environmental Protection Services can be contacted at DEL, Howden House, 1 Union Street, Sheffield, S1 2SH. Tel (0114) 2734651

TOWN AND COUNTRY PLANNING ACT 1990 (as amended) APPEAL BY Hallam Land Management Limited

An Appeal Against the refusal of Outline Planning Permission 17/04673/OUT for up to 85 residential dwellings including open space (Amended Description) at Land at Junction with Carr Road and Hollin Busk Lane, Sheffield S36 1GH

PINS REFERENCE APP/J4423/W/21/3267168 PLANNING APPLICATION REF: 17/04673/OUT

ROLAND BOLTON PROOF OF EVIDENCE: HOUSING AND FIVE YEAR LAND SUPPLY

APPENDIX 9: Site Of Norbury, 2 Crabtree Road, Sheffield, S5 7BB

Prepared by
Roland G Bolton BSc (Hons) MRTPI
Prepared by
Strategic Planning Research Unit
DLP Planning Ltd
Sheffield

APPENDIX 9A SITE PLAN



APPENDIX 9B SITE VISIT PHOTOS

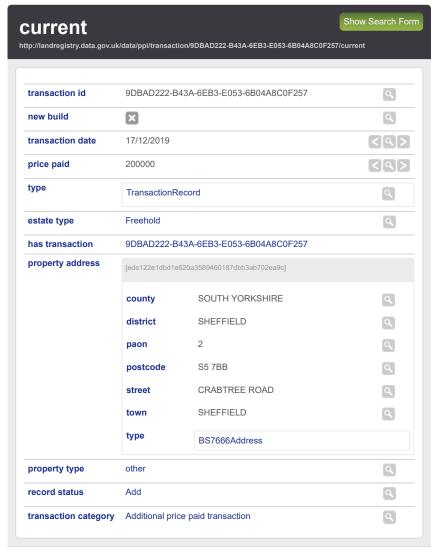


APPENDIX 9C PRICE PAID DATA

15/03/2021 Search Results







>	address » all » basic » description
į.	
L	transaction id
L	new build
L	transaction date
Ē	price paid
E	type
E	estate type
E	has transaction
E	property address › county
E	property address › district
E	property address > paon
E	property address > postcode
E	property address > street
E	property address › town
E	property address > type
E	property type
Ē	record status
ř	transaction category

Viewer

This is the SPARQL query that was generated to pull together the data that is provided about the selected item. You can modify it here and re-run the query but you may find more options at the **endpoint's page**.

15/03/2021 Search Results

Powered by Elda 2.0.0, an implementation of the Linked Data API lcons by Axialis Team

APPENDIX 9D DECISION NOTICE 18/04637

Place Directorate City Growth Department

Planning Services
Howden House · 1 Union Street · Sheffield · S1 2SH



Officer: Michael Cain Tel: (0114) 203 7857 Ref: 18/04637/FUL (Formerly PP- 25 October 2019

07481388)

Chris Gothard Associates Fao Mr Bailey Queens Tower Lodge 77-79 East Bank Road SHEFFIELD S2 3PX

TOWN AND COUNTRY PLANNING ACT 1990 PLANNING PERMISSION

Proposal: Erection of 14 dwellinghouses

Location: Site Of Norbury, 2 Crabtree Road, Sheffield, S5 7BB,

Applicant: Jaguar Estates Ltd

Planning permission is hereby **GRANTED** for the above-mentioned development in accordance with the application deposited with the Council on 12 December 2018 together with the relevant plans, including any amendments now agreed, subject to the following condition(s), in each case followed by the relevant reason:-

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 Plan(s)

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

Site Location Plan & Proposed Site Plan - Job No: 2142 DWG No: 02 Revision H published 21st October 2019

Plans & Elevations (House Type A) - Job No: 2142 DWG No: 03 Revision C

published 21st October 2019

Plans & Elevations (House Type B) - Job No: 2142 DWG No: 04

Revision C published 12th December 2018

Large print versions of this letter are available by telephoning (0114) 273 4791

Plans & Elevations (House Type C) - Job No: 2142 DWG No: 05 Revision C published 12th December 2018

Plans & Elevations (House Type D) - Job No: 2142 DWG No: 06 Revision D published 21st October 2019

Plans & Elevations (House Type E) - Job No: 2142 DWG No: 07 Revision D published 12th December 2018

Plans & Elevations (House Type F) - Job No: 2142 DWG No: 11 published 21st October 2019

Proposed Site Sections - Job No: 2142 DWG No: 08 Revision E published 21st October 2019

Boundary details - Job No: 2142 DWG No: 10 Revision A published 21st October 2019

Landscape Masterplan - Job Number 885 Number CTR 01 Revision B published 24 October 2019

Tree Survey Ref 140718 published 12th December 2019 Preliminary Ecological Appraisal by Whitcher Wildlife Ltd, Ecological Consultants - Ref No:SK 361-898 published 12th December 2018

Reason: In order to define the permission.

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

3. No development shall commence until the actual or potential land contamination and ground gas contamination at the site shall have been investigated and a Phase 1 Preliminary Risk Assessment Report shall have been submitted to and approved in writing by the Local Planning Authority. The Report shall be prepared in accordance with Contaminated Land Report CLR11 (Environment Agency 2004).

Reason: In order to ensure that any contamination of the land is properly dealt with and the site is safe for the development to proceed, it is essential that this condition is complied with before the development is commenced.

4. 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 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 and the site is safe for the development to proceed, it is essential that this condition is complied with before the development is commenced.

5. 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 and the site is safe for the development to proceed, it is essential that this condition is complied with before the development is commenced.

6. 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.

7. No development shall commence until details of the site accommodation including an area for delivery/service vehicles to load and unload, for the parking of associated site vehicles and for the storage of materials, has been submitted to and approved in writing by the Local Planning Authority. Thereafter, such areas shall be provided to the satisfaction of the Local Planning Authority and retained for the period of construction or until written consent for the removal of the site compound is obtained from the Local Planning Authority.

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.

8. 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 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. No development shall commence until full details of measures to protect the existing trees to be retained, have been submitted to and approved in writing by the Local Planning Authority and the approved measures have thereafter been implemented. These measures shall include a construction methodology statement and plan showing accurate root protection areas and the location and details of protective fencing and signs. Protection of trees shall be in accordance with BS 5837, 2005 (or its replacement) and the protected areas shall not be disturbed, compacted or used for any type of storage or fire, nor shall the retained trees, shrubs or hedge be damaged in any way. The Local Planning Authority shall be notified in writing when the protection measures are in place and the protection shall not be removed until the completion of the development.

Reason: In the interests of protecting the identified trees on site. It is essential that this condition is complied with before any other works on site commence given that damage to trees is irreversible.

10. Prior to commencement of development, including any works of demolition, details shall be submitted to and approved by the Local Planning Authority specifying measures to monitor and control the emission of dust during demolition and construction works. The development shall be carried out in accordance with the approved details thereafter.

Reason: In the interests of the amenities of the locality and occupiers of adjoining property, it is essential that this condition is complied with before the development is commenced.

Unless shown not to be feasible and viable, 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, or an alternative fabric first approach to offset an equivalent amount of energy. 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. 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.

12. No development shall commence until detailed proposals for surface water disposal, including calculations to demonstrate a 30% reduction compared to the existing peak flow based on a 1 in 1 year rainfall event have been submitted to and approved in writing by the Local Planning Authority. This will require the existing discharge arrangements, which are to be utilised, to be proven and alternative more favourable discharge routes, according to the hierarchy, to be discounted. Otherwise greenfield rates (QBar) will apply.

An additional allowance shall be included for climate change effects for the lifetime of the development. Storage shall be provided for the minimum 30 year return period storm with the 100 year return period storm plus climate change retained within the site boundary. The development shall thereafter be carried out in accordance with the approved details.

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.

13. No demolition works shall commence until a bat emergence survey has been submitted to and approved by the Local Planning Authority as recommended within the Preliminary Ecological Appraisal by Whitcher Wildlife Ltd. Thereafter all demolition and construction works shall be carried out and completed in strict accordance with the approved survey and its recommendations.

Reason: To ensure that bats are not adversely affected by the development.

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

- 14. No above ground works shall commence until the highways improvements (which expression shall include traffic control, pedestrian and cycle safety measures) 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 which will secure that such improvement works will be carried out before the development is brought into use and the development shall not be brought into use until the highway improvements listed below have been carried out.

Highways Improvements:

- i) Tweaking/improving the existing access geometry, including provision of dropped kerbs with tactile paving.
- ii) Promotion of a Traffic Regulation Order to extend waiting restrictions into the site (subject to usual procedures) including provision of road markings and signs once/if the Order is made.
- iii) Any accommodation works to traffic signs, road markings, repositioning columns, highway drainage and general street furniture deemed necessary as a consequence of the development.

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, and in the interests of protecting the free and safe flow of traffic on the pubic highway.

15. 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.

16. Notwithstanding the submitted plans, before any above ground works commence, or within an alternative timeframe to be agreed in writing by the Local Planning Authority, full details shall have been submitted to and approved in writing by the Local Planning Authority of an extended south-western footway into the development site and transition details from segregated to shared surface, long-sections and cross-sections of the internal access road, 2 metre wide footways and 750 mm wide margins, street lighting, drainage, and construction details/materials. The access road shall have been constructed in accordance with the above-mentioned approved details prior to occupation of the dwellings.

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

17. Before that part of the development commences, full details of the proposed surfacing of individual and private drives shall have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the approved details shall be implemented prior to the occupation of individual dwellings.

Reason: In the interests of ensuring satisfactory pedestrian and vehicular access arrangements.

- 18. There shall be no piped discharge of surface water from the development prior to the completion of surface water drainage works, details of which will have been submitted to and approved by the Local Planning Authority. If discharge to public sewer is proposed, the information shall include, but not be exclusive to:
 - a) evidence to demonstrate that surface water disposal via infiltration or watercourse are not reasonably practical;
 - b) evidence of existing positive drainage to public sewer and the current points of connection; and
 - c) the means of restricting the discharge to public sewer to the existing rate less a minimum 30% reduction, based on the existing peak discharge rate during a 1 in 1 year storm event, to allow for climate change.

Reason: To ensure that no surface water discharges take place until proper provision has been made for its disposal and in the interest of sustainable drainage.

19. 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.

20. Large scale details, including materials and finishes, at a minimum 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:

Window reveals Dormer windows Rainwater goods Thereafter, the works shall be carried out in accordance with the approved details.

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

21. Before that part of the development commences, samples of materials to be used to implement the agreed boundary treatments shall be submitted to and approved in writing by the Local Planning Authority.

Thereafter the agreed boundary treatment shall be provided prior to occupation and shall remain in perpetuity.

Reason: In the interests of the visual amenity of the area and living conditions of future occupiers.

22. The approved landscape works shall be implemented prior to the development being brought into use or within an alternative timescale to be first approved in writing 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 it is essential for these works to have been carried out before the use commences.

23. 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.

24. Before the first occupation of the building hereby permitted the north facing window(s) within the side elevation of Plot 14 (House Type E) facing No.4 Crabtree Road shall be fitted with obscure glazing to a minimum privacy standard of Level 4 Obscurity and any part of the window(s) that is less than 1.7 metres above the floor of the room in which it is installed shall be non-opening. The window(s) shall be permanently retained in that condition thereafter.

Reason: In the interests of the amenities of occupiers of adjoining property it is essential for these works to have been carried out before the use commences.

25. Before the first occupation of the building hereby permitted the south-east facing window(s) within the side elevation of Plot 1 (House type F) facing Plot 2 shall be fitted with obscure glazing to a minimum privacy standard of Level 4 Obscurity

and any part of the window(s) that is less than 1.7 metres above the floor of the room in which it is installed shall be non-opening. The window(s) shall be permanently retained in that condition thereafter.

Reason: In the interests of the amenities of occupiers of adjoining property it is essential for these works to have been carried out before the use commences.

26. Before the first occupation of the building hereby permitted the south facing window(s) within the side elevation of Plot 11 (House type C) shall be fitted with obscure glazing to a minimum privacy standard of Level 4 Obscurity and any part of the window(s) that is less than 1.7 metres above the floor of the room in which it is installed shall be non-opening. The window(s) shall be permanently retained in that condition thereafter.

Reason: In the interests of the amenities of occupiers of adjoining property it is essential for these works to have been carried out before the use commences.

27. The development shall not be used unless the car parking accommodation 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.

28. Prior to the occupation of the dwellinghouses hereby approved, the bird and bat boxes as shown on the landscape plan (Job Number 885 Number CTR 01 Revision B) by Weddle Landscape Design shall be provided and thereafter retained in perpetuity.

Reason: In the interests of biodiversity.

29. In the event that an historic drain or outfall pipe with connection from the site is located and found to be active, details shall be submitted to and approved by the Local Planning Authority to ensure that the drain is suitably diverted and no surface water discharge shall be directed to the watercourse at Crabtree Pond.

Reason: In the interests of biodiversity and sustainable drainage.

30. 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 development 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 Sheffield City Council 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.

Other Compliance Conditions

31. Where access driveways give both vehicular and pedestrian access to a dwelling, the driveway shall be at least 3.2 metres in width.

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

32. The gradient of shared pedestrian/vehicular access shall not exceed 1:12.

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

33. The development shall not be used unless that part of the road providing access thereto has been provided in accordance with the approved plans.

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

Please Note: There may not be conditions under each heading.

Date of Decision made by the Council's Authorised Officer

25 October 2019

Planning Service Sheffield City Council

Attention is drawn to the following directive(s):

- 1. Where conditions require details to be submitted, an Application for Approval of Details Reserved by Condition is required (unless the condition gives the option of implementing the details already submitted). The Local Planning Authority is expected to determine these applications within 8 weeks of being validated, so it is essential to include all the information required. Apply online at www.planningportal.gov.uk. There are fees, which are also set by the Government.
- 2. 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.
- Where highway schemes require developers to dedicate land within their control for adoption as public highway an agreement under Section 38 of the Highways Act 1980 is normally required.

To ensure that the road and/or footpaths on this development are constructed in accordance with the approved plans and specifications, the work will be inspected by representatives of the City Council. An inspection fee will be payable on commencement of the works. The fee is based on the rates used by the City Council, under the Advance Payments Code of the Highways Act 1980.

If you require any further information please contact:

Mr S Turner

Highway Adoptions Highways Maintenance Division Howden House, 1 Union Street Sheffield S1 2SH

Tel: (0114) 273 4383

Email: stephen.turner@sheffield.gov.uk

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 formal permission under the Highways Act 1980 in the form of an S278 Agreement. Highway Authority and Inspection fees will be payable and a Bond of Surety required as part of the S278 Agreement.

You should contact the S278 Officer for details of how to progress the S278 Agreement:

Mr J Burdett
Highways Development Management
Highways Maintenance Division
Howden House, 1 Union Street
Sheffield
S1 2SH

Tel: (0114) 273 6349

Email: james.burdett@sheffield.gov.uk

5. Before commencement of the development, and upon completion, you will be required to carry out a dilapidation survey of the highways adjoining the site with the Highway Authority. Any deterioration in the condition of the highway attributable to the construction works will need to be rectified.

To arrange the dilapidation survey, you should contact:

Highway Co-Ordination

Telephone: 0114 273 6677

Email: highways@sheffield.gov.uk

6. As the proposed development abuts the public highway you are advised to contact the Highways Co-ordination Group prior to commencing works:

Telephone: 0114 273 6677

Email: highways@sheffield.gov.uk

They will be able to advise you of any pre-commencement condition surveys, permits, permissions or licences you may require in order to carry out your works.

7. 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 on the Council website here:

https://www.sheffield.gov.uk/content/sheffield/home/roads-pavements/address-management.html

The guidance document on the website includes details of how to apply, and what information we require. 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.

8. Birds may be nesting in trees and shrubs proposed for removal. It is an offence under the Wildlife and Countryside Act 1981 (as amended) to disturb nesting birds, and vegetation removal should be timed therefore to avoid the nesting season (March to August inclusive).

Attention is drawn to the following informative :

Sheffield City Council is a Community Infrastructure Levy (CIL) Charging Authority. Therefore, your development may be CIL liable if it falls within the categories on our CIL Charging Schedule which can be found at http://www.sheffield.gov.uk/cil. If your development is CIL liable a liability notice will be sent to you shortly informing you of the CIL charge payable and the next steps in the process.

Please note: You must not start work until you have submitted and had acknowledged a CIL Form 6: Commencement Notice. Failure to do this will result in surcharges and penalties.

NOTES

The term 'true conditions precedent' is used to mean a condition that expressly requires that development shall not commence until the condition has been complied with, and is central to the consent. Development commencing without complying with these conditions would be unlawful.

Appeals to the Secretary of State

If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State for the Environment under Section 78 of the Town and Country Planning Act, 1990.

<u>Enforcement</u> - If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice. If you want to appeal against your Local Planning Authority's decision on our application, then you must do so within 28 days of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your Local Planning Authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months (12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.

<u>Householder</u> - If this is a decision to refuse planning permission for a householder application, if you want to appeal against your Local Planning Authority's decision then you must do so within 12 weeks of the date of this notice.

<u>Minor Commercial</u> - If this is a decision to refuse planning permission for a minor commercial application, if you want to appeal against your Local Planning Authority's decision then you must do so within 12 weeks of the date of this notice.

<u>All Other Applications</u> - If you want to appeal against your Local Planning Authority's decision then you must do so within 6 months of the date of this notice.

Appeals can be made online at: https://www.gov.uk/planning-inspectorate. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions given under a development order.

Purchase Notices

If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council. This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter 1 of Part VI of the Town and Country Planning Act 1990.

Notes Regarding Access for Fire Service

Notwithstanding this planning permission, attention is drawn to Section 55 of the South Yorkshire act 1980 which requires that any application made under the Building Regulations shall be rejected unless, after consultation with the Fire Authority, they are satisfied that the plans show:-

- (a) that there will be adequate means of access for the fire brigade to the building or, as the case may be, to the building as extended; and
- (b) that the building or, as the case may be, the extension of the building will not render inadequate existing means of access for the fire brigade to a neighbouring building.

Any queries in this respect should be directed to:-South Yorkshire Fire and Rescue, 197 Eyre Street, Sheffield, S1 3FG. Telephone: 0114 2727202

Demolition

Section 80 (2) of the Building Act 1984 requires that any person carrying out demolition work shall notify the local authority of their intention to do so. This applies if any building or structure is to be demolished in part or whole. (There are some exceptions to this including an internal part of an occupied building, a building with a cubic content of not more than 1750 cubic feet or where a greenhouse, conservatory, shed or pre-fabricated garage forms part of a larger building). Where demolition is proposed in City Centre and /or sensitive areas close to busy pedestrian routes, particular attention is drawn to the need to consult with Environmental Protection Services to agree suitable noise (including appropriate working hours) and dust suppression measures.

Form Dem 1 (Notice of Intention to Demolish) is available from Building Standards, Howden House, 1 Union Street, Sheffield, S1 2SH. Tel (0114) 273 4170 email buildingcontrol@sheffield.gov.uk

Environmental Protection Services can be contacted at DEL, Howden House, 1 Union Street, Sheffield, S1 2SH. Tel (0114) 2734651

TOWN AND COUNTRY PLANNING ACT 1990 (as amended) APPEAL BY Hallam Land Management Limited

An Appeal Against the refusal of Outline Planning Permission 17/04673/OUT for up to 85 residential dwellings including open space (Amended Description) at Land at Junction with Carr Road and Hollin Busk Lane, Sheffield S36 1GH

PINS REFERENCE APP/J4423/W/21/3267168 PLANNING APPLICATION REF: 17/04673/OUT

ROLAND BOLTON PROOF OF EVIDENCE: HOUSING AND FIVE YEAR LAND SUPPLY

APPENDIX 10: Castle House Lady's Bridge Sheffield S3 8HT

Prepared by
Roland G Bolton BSc (Hons) MRTPI
Prepared by
Strategic Planning Research Unit
DLP Planning Ltd
Sheffield

APPENDIX 10A SITE PLAN



PLAN

TOWN AND COUNTRY PLANNING ACT 1990 (as amended) APPEAL BY Hallam Land Management Limited

An Appeal Against the refusal of Outline Planning Permission 17/04673/OUT for up to 85 residential dwellings including open space (Amended Description) at Land at Junction with Carr Road and Hollin Busk Lane, Sheffield S36 1GH

PINS REFERENCE APP/J4423/W/21/3267168 PLANNING APPLICATION REF: 17/04673/OUT

ROLAND BOLTON PROOF OF EVIDENCE: HOUSING AND FIVE YEAR LAND SUPPLY

APPENDIX 11: Premier, 127 Sharrow Lane, Sheffield, S11 8AN

Prepared by
Roland G Bolton BSc (Hons) MRTPI
Prepared by
Strategic Planning Research Unit
DLP Planning Ltd
Sheffield

APPENDIX 11A SITE PLAN TCB Mast 166 174 95.4m SHARROW LANE Medical Centre SMEATON STREET TCB 13 95.1m 12 8

APPENDIX 11B SITE VISIT PHOTOS



APPENDIX 11C DECISION NOTICE 19/00642/FUL

Place Directorate City Growth Department

Planning Services
Howden House • 1 Union Street • Sheffield • S1 2SH
billy.khan@sheffield.gov.uk

Sheffield
City Council

Officer: Billy Khan Tel: (0114) 27 34258 Ref: 19/00642/FUL (Formerly PP- 6 September 2019

07645158)

Space Studio 18 Mylor Road Sheffield S11 7PF

TOWN AND COUNTRY PLANNING ACT 1990 PLANNING PERMISSION

Proposal: Demolition of existing building and erection of a four-storey building with

retail (Use Class A1, A2, A3) at ground floor level and residential (Use Class C3) to upper floors to form 13 apartments (Resubmission of

18/01552/FUL)

Location: Premier, 127 Sharrow Lane, Sheffield, S11 8AN,

Applicant: Mr T Sadiq

Planning permission is hereby **GRANTED** for the above-mentioned development in accordance with the application deposited with the Council on 27 February 2019 together with the relevant plans, including any amendments now agreed, subject to the following condition(s), in each case followed by the relevant reason:-

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 Plan(s)

- 2. The development must be carried out in complete accordance with the following approved documents:
 - -The email correspondence from the agent as received on the 30th August 2019;
 - -A19-101/04 Revision C (Proposed Elevations sheet 1 of 2), as received on the 29th August 2019:
 - -A19-101/02 Revision C (Proposed Plans sheet 1 of 2), as received on the 30th July 2019;

Large print versions of this letter are available by telephoning (0114) 273 4791

- -A19-101/03 Revision B (Proposed Plans sheet 2 of 2), as received on the 19th July 2019;
- -A19-101/05 Revision B (Proposed Elevations sheet 2 of 2), as received on the 19th July 2019;
- -A19-101/01 Revision A (Existing & Proposed Site/Location Plan), as received on the 11th July 2019;
- -Design & Access Statement Prepared by Space Studio Ltd and dated February 2019, and received by the LPA on the 11th March 2019.

Reason: In order to define the permission.

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

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

- 3. The residential accommodation hereby permitted shall not be occupied unless a scheme of sound insulation works has been installed and thereafter retained. Such scheme of works shall:
 - a) Be based on the findings of an approved noise survey of the application site, including an approved method statement for the noise survey.
 - b) Be capable of achieving the following noise levels:

Bedrooms: LAeq (8 hour) - 30dB (2300 to 0700 hours);

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

Other Habitable Rooms: LAeg (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.

- 4. Before the commercial use(s) hereby permitted commences, a scheme of sound attenuation works shall have been installed and thereafter retained. Such a scheme of works shall:
 - a) Be based on the findings of an approved noise survey of the application site, including an approved method statement for the noise survey.
 - b) Be capable of restricting noise breakout from the commercial use(s) to the street to levels not exceeding the prevailing ambient noise level when measured:
 - (i) as a 15 minute LAeg, and:
 - (ii) at any one third octave band centre frequency as a 15 minute LZeq.
 - c) Be capable of restricting noise breakout and transmission from the commercial use(s) to all adjoining residential accommodation to levels complying with the following:
 - (i) Bedrooms: Noise Rating Curve NR25 (2300 to 0700 hours);

- (ii) Living Rooms & Bedrooms: Noise Rating Curve NR30 (0700 to 2300 hours):
- (iii) Other Habitable Rooms: Noise Rating Curve NR35 (0700 to 2300 hours);
- (iv) Bedrooms: LAFmax 45dB (2300 to 0700 hours).

Before such scheme of works is installed full details thereof shall first have been submitted to and approved in writing by the Local Planning Authority. [Noise Rating Curves should be measured as an LZeq at octave band centre frequencies 31.5 Hz to 8 kHz.]

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

- 5. Before the use of the development is commenced, Validation Testing of the sound attenuation works shall have been carried out and the results submitted to and approved by the Local Planning Authority. Such Validation Testing shall:
 - a) Be carried out in accordance with an approved method statement.
 - b) Demonstrate that the specified noise levels 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 it is essential for these works to have been carried out before the use commences.

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

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

- 7. Prior to the installation of any commercial kitchen fume extraction system, full details, including a scheme of works to protect the occupiers of adjacent dwellings from odour and noise, shall first have been submitted to and approved in writing by the Local Planning Authority. These details shall be in accordance with Defra document 'Guidance on the Control of Odour & Noise from Commercial Kitchen Exhaust Systems' and shall include:
 - a) Plans showing the location of the fume extract terminating above ridge and including a low resistance cowl.
 - b) Acoustic emissions data.
 - c) Details of any filters or other odour abatement equipment.
 - d) Details of the systems required cleaning and maintenance schedule.
 - e) Details of a scheme of works to prevent the transmission of structure borne noise or vibration to other sensitive portions of the building.

The approved equipment shall then be installed, operated, retained and maintained in accordance with the approved details.

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

- 8. There shall be no piped discharge of surface water from the development prior to the completion of surface water drainage works, details of which shall have been submitted to and approved by the Local Planning Authority. If discharge to public sewer is proposed, the information shall include, but not be exclusive to:
 - a) evidence to demonstrate that surface water disposal via infiltration or watercourse are not reasonably practical;
 - b) evidence of existing positive drainage to public sewer and the current points of connection; and
 - c) the means of restricting the discharge to public sewer to the existing rate less a minimum 30% reduction, based on the existing peak discharge rate during a 1 in 1 year storm event, to allow for climate change.

Reason: To ensure that no surface water discharges take place until proper provision has been made for its disposal and in the interest of sustainable drainage.

9. Notwithstanding the details shown on the approved plans, before the development is commenced, full details of the blue roof water harvesting system (i.e. details of its construction, installation and operation) shall have been submitted to and thereafter approved by the Local Planning Authority. Thereafter, and unless agreed otherwise with the Local Planning Authority, the approved blue roof details shall be implemented accordingly prior to any of the new apartments in this development being occupied.

Reason: In the interests of sustainable drainage and to minimise the risk of flooding.

10. Notwithstanding the details shown on the approved plans and before that part of the development is commenced, full details of the proposed projecting balconies on the corner elevation of the building shall have been submitted to and approved by the Local Planning Authority. The submitted details shall include information relating to materials and facings details (including the underside and edgings of the projecting balconies), details of fixings, details of the glazing panels, and reveal depths. Thereafter, the approved details shall be implemented in the scheme before any of the apartments are occupied.

Reason: In the interests of the visual amenities of the locality and in order to ensure an appropriate quality of development.

11. Details, specifications and finishes of all new external doors and windows (including frame section sizes and reveal depths) at a minimum of 1:10 scale shall be approved in writing by the Local Planning Authority before that part of the development commences. Thereafter, the new doors and windows shall be installed in accordance with the approved details.

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

12. Before any above ground works commence, or within an alternative timeframe to be agreed in writing by the Local Planning Authority, full details of suitable inclusive access and facilities for disabled people to enter the building (both the commercial and residential entrances) and within the curtilage of the site, shall have been submitted to and approved in writing by the Local Planning Authority and the apartments or commercial premises shall not be used unless such inclusive access and facilities have been provided in accordance with the approved plans. 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. Before that part of the development is commenced, full details of the proposed external materials shall have been submitted to and approved in writing by the Local Planning Authority.

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

Other Compliance Conditions

14. No customer shall be permitted to be on the commercial premises outside the following times: Monday to Saturday 0800 hours to 2300 hours; Sundays and Public Holidays 1000 hours to 2200 hours.

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

15. Commercial deliveries to and collections from the building shall be carried out only between the hours of 0800 to 2100 on Mondays to Saturdays and between the hours of 0900 to 2100 on Sundays and Public Holidays.

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

16. Movement, sorting or removal of waste materials, recyclables or their containers in the open air shall be carried on only between the hours of 0800 to 2100 Mondays to Saturdays and between the hours of 0900 to 2100 on Sundays and Public Holidays.

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

17. No amplified sound or live music shall be played within the commercial use(s) hereby permitted at above background levels, nor shall loudspeakers be fixed externally nor directed to broadcast sound outside the building at any time. The specification, location and mountings of any loudspeakers affixed internally to the building shall be subject to written approval by the Local Planning Authority prior to installation.

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

18. All the rainwater gutters, downpipes and external plumbing shall be of cast iron or cast aluminium construction and painted black.

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

Please Note: There may not be conditions under each heading.

Date of Decision made by the Council's Authorised Officer

6 September 2019

Planning Service Sheffield City Council

Attention is drawn to the following directive(s):

- 1. Where conditions require details to be submitted, an Application for Approval of Details Reserved by Condition is required (unless the condition gives the option of implementing the details already submitted). The Local Planning Authority is expected to determine these applications within 8 weeks of being validated, so it is essential to include all the information required. Apply online at www.planningportal.gov.uk. There are fees, which are also set by the Government.
- 2. 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.
- 3. As the proposed development will involve the closing/diversion of a public path(s) you are advised to contact the Highway Records team as soon as possible with a view to the necessary authority being obtained for the closure/diversion of the path(s) under Section 257 of the Town and Country Planning Act 1990. This process can take several months to complete.

Principal Engineer, Highway Records Highways Maintenance Division Howden House, 1 Union Street Sheffield S1 2SH

Tel: (0114) 273 6301 or 273 6125

Email: highwayrecords@sheffield.gov.uk

4. The applicant is advised to contact the Council's Development Services, Land Drainage, Howden House, 1 Union Street, Sheffield, S1 2SH(Telephone Sheffield 2735847) to seek approval for the proposed drainage arrangements, as soon as possible, prior to the commencement of development.

- 5. All drainage must be passed through a grease trap prior to discharge to the public sewer. These matters will be covered in the Building Act submission.
- 6. The developer's attention is drawn to:
 - (i)Sections 4 and 7 of the Chronically Sick and Disabled Persons Act 1970, as amended; and
 - (ii)the code of Practice for Access of the Disabled to Buildings (British Standards Institution code of practice BS 8300) or any prescribed document replacing that code.

Section 4 sets requirements for access to, and facilities at, premises. Section 7 requires a notice or sign to be displayed, indicating that provision is made for the disabled.

If you require any further information please contact Brian Messider or Simon Ovendon on Sheffield 2734197.

NOTES

The term 'true conditions precedent' is used to mean a condition that expressly requires that development shall not commence until the condition has been complied with, and is central to the consent. Development commencing without complying with these conditions would be unlawful.

Appeals to the Secretary of State

If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State for the Environment under Section 78 of the Town and Country Planning Act, 1990.

<u>Enforcement</u> - If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice. If you want to appeal against your Local Planning Authority's decision on our application, then you must do so within 28 days of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your Local Planning Authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months (12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.

<u>Householder</u> - If this is a decision to refuse planning permission for a householder application, if you want to appeal against your Local Planning Authority's decision then you must do so within 12 weeks of the date of this notice.

<u>Minor Commercial</u> - If this is a decision to refuse planning permission for a minor commercial application, if you want to appeal against your Local Planning Authority's decision then you must do so within 12 weeks of the date of this notice.

<u>All Other Applications</u> - If you want to appeal against your Local Planning Authority's decision then you must do so within 6 months of the date of this notice.

Appeals can be made online at: https://www.gov.uk/planning-inspectorate. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions given under a development order.

Purchase Notices

If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council. This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter 1 of Part VI of the Town and Country Planning Act 1990.

Notes Regarding Access for Fire Service

Notwithstanding this planning permission, attention is drawn to Section 55 of the South Yorkshire act 1980 which requires that any application made under the Building Regulations shall be rejected unless, after consultation with the Fire Authority, they are satisfied that the plans show:-

- (a) that there will be adequate means of access for the fire brigade to the building or, as the case may be, to the building as extended; and
- (b) that the building or, as the case may be, the extension of the building will not render inadequate existing means of access for the fire brigade to a neighbouring building.

Any queries in this respect should be directed to:-South Yorkshire Fire and Rescue, 197 Eyre Street, Sheffield, S1 3FG. Telephone: 0114 2727202

Demolition

Section 80 (2) of the Building Act 1984 requires that any person carrying out demolition work shall notify the local authority of their intention to do so. This applies if any building or structure is to be demolished in part or whole. (There are some exceptions to this including an internal part of an occupied building, a building with a cubic content of not more than 1750 cubic feet or where a greenhouse, conservatory, shed or pre-fabricated garage forms part of a larger building). Where demolition is proposed in City Centre and /or sensitive areas close to busy pedestrian routes, particular attention is drawn to the need to consult with Environmental Protection Services to agree suitable noise (including appropriate working hours) and dust suppression measures.

Form Dem 1 (Notice of Intention to Demolish) is available from Building Standards, Howden House, 1 Union Street, Sheffield, S1 2SH. Tel (0114) 273 4170 email buildingcontrol@sheffield.gov.uk

Environmental Protection Services can be contacted at DEL, Howden House, 1 Union Street, Sheffield, S1 2SH. Tel (0114) 2734651

TOWN AND COUNTRY PLANNING ACT 1990 (as amended) APPEAL BY Hallam Land Management Limited

An Appeal Against the refusal of Outline Planning Permission 17/04673/OUT for up to 85 residential dwellings including open space (Amended Description) at Land at Junction with Carr Road and Hollin Busk Lane, Sheffield S36 1GH

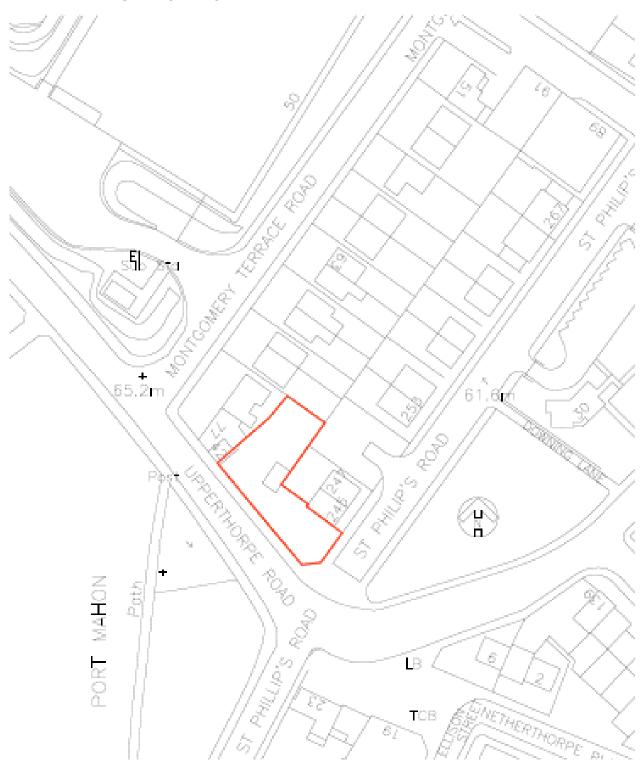
PINS REFERENCE APP/J4423/W/21/3267168 PLANNING APPLICATION REF: 17/04673/OUT

ROLAND BOLTON PROOF OF EVIDENCE: HOUSING AND FIVE YEAR LAND SUPPLY

APPENDIX 12: Site Of Watery Street, Sheffield, S3 7ES

Prepared by
Roland G Bolton BSc (Hons) MRTPI
Prepared by
Strategic Planning Research Unit
DLP Planning Ltd
Sheffield

APPENDIX 12A SITE LOCATION PLAN



APPENDIX 12B SITE VISIT PHOTOS



TOWN AND COUNTRY PLANNING ACT 1990 (as amended) APPEAL BY Hallam Land Management Limited

An Appeal Against the refusal of Outline Planning Permission 17/04673/OUT for up to 85 residential dwellings including open space (Amended Description) at Land at Junction with Carr Road and Hollin Busk Lane, Sheffield S36 1GH

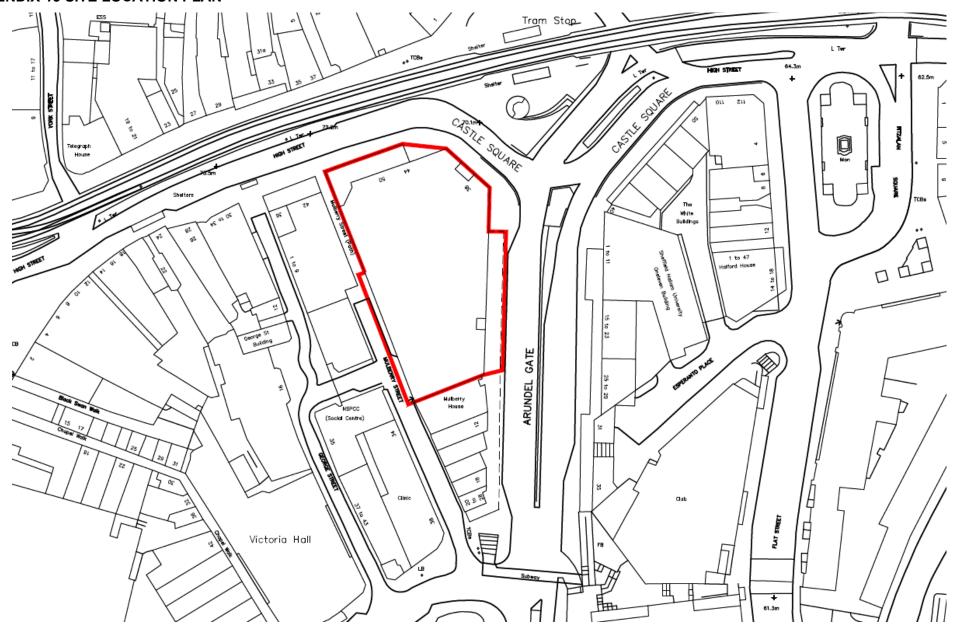
PINS REFERENCE APP/J4423/W/21/3267168 PLANNING APPLICATION REF: 17/04673/OUT

ROLAND BOLTON PROOF OF EVIDENCE: HOUSING AND FIVE YEAR LAND SUPPLY

APPENDIX 13: 50 High Street City Centre Sheffield S1 1QH

Prepared by
Roland G Bolton BSc (Hons) MRTPI
Prepared by
Strategic Planning Research Unit
DLP Planning Ltd
Sheffield

APPENDIX 13 SITE LOCATION PLAN



APPENDIX 13B SITE VISIT PHOTOS





APPENDIX 13C LEWIS AND PARTNERS ADVERT

50 High Street, City Centre **Sheffield** S11QH

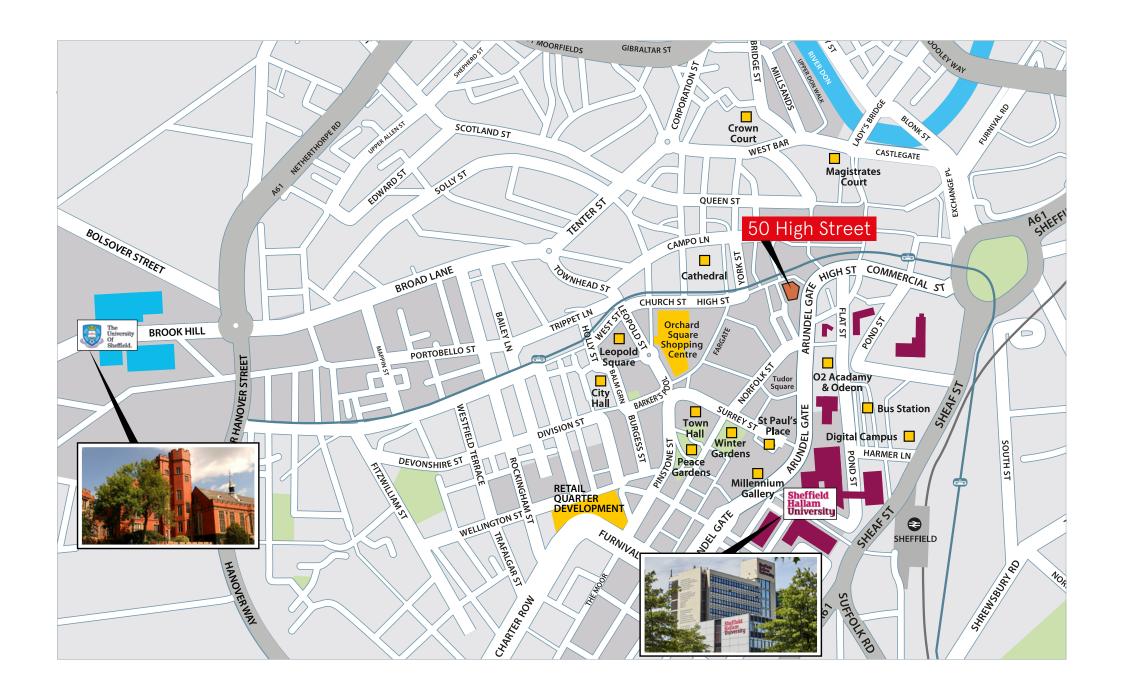




Executive Summary



- The City of Sheffield is the principle commercial centre in South Yorkshire and lies approximately 35 miles (56 km) south west of Leeds and 39 miles (62.7 km) east of Manchester.
- Located opposite the main Sheffield Hallam
 Campus in the heart of Sheffield city centre. The
 property is situated in a prominent position at the
 junction of the High Street and Arundel Gate.
- The subject property benefits from a GIA of 99,782 sq ft (9,270 sq m) of existing accommodation at first to fourth floors.
- Existing planning permission approved for the development of 121,796 sqft (11,315 sqm) GIA of student accommodation over basement, lower ground, ground and 6 upper floors.
- Consent granted for 330 new student bed spaces (38 cluster and 63 studios) with communal, ancillary and access facilities.
- New long leasehold interest of 250 years, with full vacant possession of the upper floors offered, (Subject to service charge).
- Offers are invited in excess of £4,000,000 (FOUR MILLION POUNDS) for the long leasehold of the property, reflecting a low capital value of £45 per sq ft. Subject to contract and exclusive of VAT.

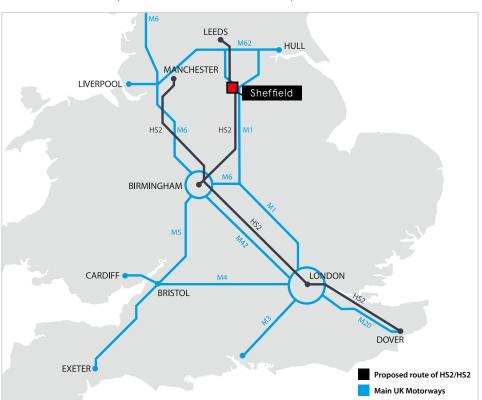


Location

The City of Sheffield is the principle commercial centre in South Yorkshire and is situated approximately 35 miles (56 km) south west of Leeds and 39 miles (62.7 km) east of Manchester. The City is famous for popular attractions such as The Winter Gardens, The Crucible Theatre and the Peak District and both the University of Sheffield and Sheffield Hallam University.

Rail links in Sheffield are also strong with regular direct services to Manchester (51 minutes), Leeds (41 minutes), Nottingham (46 minutes), Birmingham (1 hour 4 minutes) and London (2 hours 4 minutes). The City further benefits from modern local public transport systems to include a railway service, Supertram and local bus network.

The city has a large student population and is home to approximately 10,000 international students, centered by two world renowned University's.

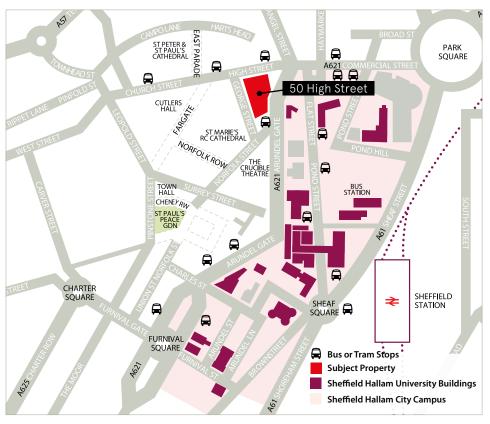


Situation

The property is prominently situated in the heart of Sheffield city centre, on the corner of the High Street and Arundel Gate and backing onto the main Sheffield Hallam university campus.

The High Street provides part of the city's main retail pitch that stretches from the High Street, through Fargate and to the Moor. In addition the High Street provides a principle route for main Bus and Tram Services connecting the Centre of Sheffield to the surrounding areas.

Location Map



Description

The property was formally a department store comprising a substantial building of 99,782 sq ft (9,270 sq m) GIA at first to fourth floors sitting over three large retail units at ground floor level fronting on to the High Street and Arundel Gate.

The ground floor retail, currently let to Sports Direct, British Heart Foundation and Poundland, is to be retained by the vendor.

Seperate access is provided to the upper parts.

A full schedule of accommodation is available upon request.

EXISTING AREAS		
Level	GIA (sq m)	GIA (sq ft)
-1	799	8,600
LG	98	1,055
UG	107	1,152
1	2,539	27,330
2	2,486	26,759
3	2,448	26,350
4	793	8,536
Total	9,270	99,782

Planning Consent

The property has the benefit of a planning consent for the full development of 330 bed spaces (provided in 38 cluster flats and 63 studios) with communal, ancillary and access facilities, and may suit other uses such as hotels and residential subject to necessary consent.

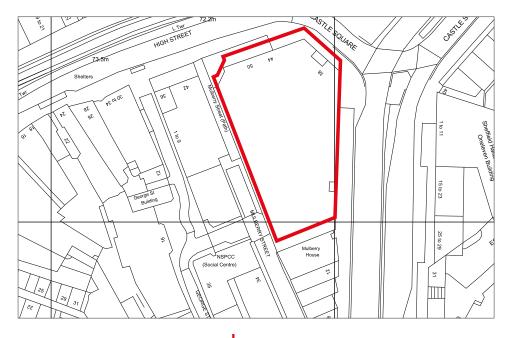
The consent granted allows for an additional two floors to be added at the property creating a total for the new development of 121,795 sq ft (11,315 sq m).

Further details can be provided at:

https://planningapps.sheffield.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=P4XBN4NYM5V00



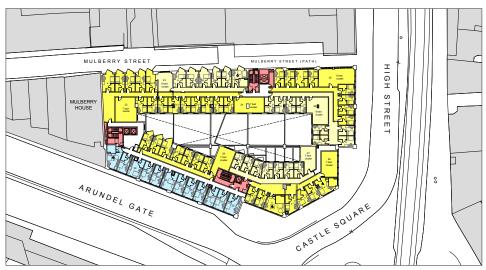
Proposed view from Castle Square



CGI of Student Scheme



Internal View of lightwell



Floors 2-5



Internal View of lightwell



Rear Elevation

Tenure

Our client will be disposing of a new 250 year leasehold interest to the upper parts, subject to service charge agreements.

VAT

Value Added Tax will be applicable on the sale of this property.

KYC

All parties will have to comply with the necessary KYC checks.

Proposal

Offers are invited in excess of £4,000,000 (FOUR MILLION POUNDS) for the long leasehold of the property, reflecting a low capital value of £45 per sq ft. Subject to contract and exclusive of VAT.

SUBJECT TO CONTRACT AND EXCLUSIVE OF VAT

LEWIS & PARTNERS LLP AND SANDERSON WEATHERALL FOR THEMSELVES AND THE VENDORS OF THIS PROPERTY WHOSE AGENT THEY ARE GIVE NOTICE THAT:-

- 1. These particulars do not constitute any part of the offer for sale or contract for sale.
- 2. All statements contained in these particulars as to this property are made without responsibility on the part of Lewis & Partners LLP and Sanderson Weatherall or the vendors or lessors.
- 3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact.
- 4. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
- 5. Any plans or photographs or drawings shown in these particulars are to enable prospective purchasers or tenants to locate the property. The plans are photographically reproduced and therefore not to scale except where expressly stated. The plans, photographs or drawings are for identification purposes only.
- 6. No warranty or undertaking is given in respect of the repair or condition of the properties or any items expressed to be included in the sale.

Further Information

Should you wish to view the property or require any further information please contact the sole agents.

Matthew Clarke

matthewclarke@lewisandpartners.com M. 07785 236 211

Ben Lewis

benlewis@lewisandpartners.com M. 07887 553 674

Joe Rantor

josephrantor@lewisandpartners.com M. 07976 599 374

Lewis & Partners

15/19 Cavendish Place, London W1G OQE

Tel: 0207 580 4333 **Fax:** 0207 580 5111

www.lewisandpartners.com



Richard Dunn

Richard.Dunn@sw.co.uk M: 07801 767859 Tel: 0113 221 6137

Peter Heron

Peter.Heron@sw.co.uk M: 07843 634 158 Tel: 0113 221 6140

Sanderson Weatherall

6th Floor Central Square, 29 Wellington Street, Leeds LS1 4DL

www.sw.co.uk



- 7. Any properties or drawings of the relevant property or part thereof or the neighbouring areas may not depict the property or the neighbouring areas at the date a prospective purchaser or tenant inspects the property. Prospective purchasers are strongly advised to inspect the property and neighbouring areas.
- 8. Lewis & Partners LLP and Sanderson Weatherall have not measured the property and have relied upon clients information. Therefore Lewis & Partners LLP and Sanderson Weatherall give no warranty as to their correctness or otherwise and the purchasers must rely on their own measurements.
- 9. All terms quoted are exclusive of value added tax unless otherwise stated.
- 10. The vendors do not make nor do Lewis & Partners LLP and Sanderson Weatherall any person(s) in their employment give any warranty whatsoever in relation to this property.
- 11. These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.
- 12. These details were prepared as of SEPTEMBER 2020

Adrian Gates Photography & Design 07710 316 991

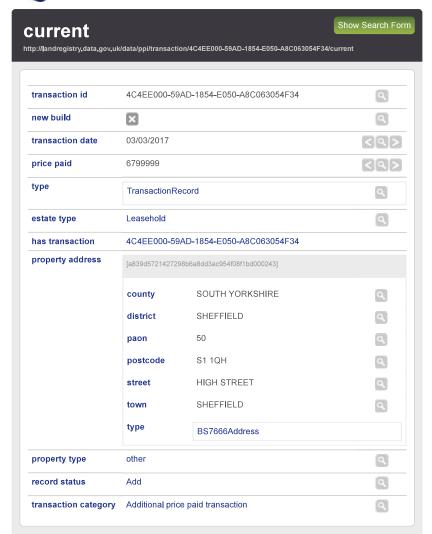
APPENDIX 13D PRICE PAID DATA

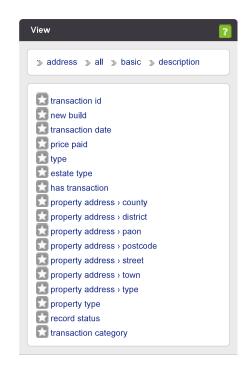
25/02/2021 Search Results

M HM Government



Linked Data API





rdf

text

Viewer

This is the SPARQL query that was generated to pull together the data that is provided about the selected item. You can modify it here and re-run the query but you may find more options at the endpoint's page.

Run Query

APPENDIX 13E DECISION NOTICE 18/00858/FUL

Place Directorate City Growth Service

Chief Planning Officer: Rob Murfin

Howden House 1 Union Street Sheffield S1 2SH

matthew.ridge@sheffield.gov.uk

Officer: Matthew Ridge Tel: (0114) 20 37650

Ref: 18/00858/FUL (Formerly PP- 22 June 2018

06674134)

Tellon Capital 14 Cavendish Place London W1G9DJ



TOWN AND COUNTRY PLANNING ACT 1990 PLANNING PERMISSION

Proposal: Retention of existing retail space at lower ground and upper ground floor

levels, part demolition of upper floor levels (retaining façade), an additional 1 and 2 storeys and alterations to elevations to accommodate the creation of student accommodation comprising 330 bed spaces (provided in 38 cluster flats and 63 studios) with communal, ancillary and access facilities

Location: 50 High Street, City Centre, Sheffield, S1 1QH,

Applicant: 50 HSS Limited C/O Tellon Capital

Planning permission is hereby **GRANTED** for the above-mentioned development in accordance with the application deposited with the Council on 12 March 2018 together with the relevant plans, including any amendments now agreed, subject to the following condition(s), in each case followed by the relevant reason:-

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 Plan(s)

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

Drawing No. 0310 Revision P-04 - Proposed Basement Floor Plan Drawing No. 0311 Revision P-03 - Proposed Lower Ground Floor Drawing No. 0312 Revision P-03 - Proposed Upper Ground Floor Plan

Large print versions of this letter are available by telephoning (0114) 273 4791

Drawing No. 0313 Revision P-03 - Proposed Level 01 Floor Plan
Drawing No. 0314 Revision P-03 - Proposed Level 02 - 05 Floor Plan
Drawing No. 0318 Revision P-03 - Proposed Level 06 Roof Plan
Drawing No. 0330 Revision P-03 - Proposed Elevations Sheet 1 of 2
Drawing No. 0331 Revision P-03 - Proposed Elevations Sheet 2 of 2
Drawing No. 0340 Revision P-03 - Proposed Sections Sheet 1 of 3
Drawing No. 0341 Revision P-03 - Proposed Sections Sheet 2 of 3
Drawing No. 0342 Revision P-02 - Proposed Sections Sheet 3 of 3
Drawing No. 0345 Revision P-01 - Elevation and Section Study Arundel Gate
Drawing No. 0346 Revision P-01 - Elevation and Section Study Mulberry Street
Drawing No. 0350 Revision P-01 - Typical Room Layouts

Reason: In order to define the permission.

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

3. The works of demolition hereby authorised shall not be carried out before a contract for the carrying out of the works of redevelopment of the site has been made, evidence that such a contract has been made has been submitted to and approved by the Local Planning Authority and planning permission has been granted for the redevelopment for which the contract provides.

Reason: To ensure that premature demolition does not take place a significant before the development work is proposed, which would be detrimental to the character and setting of the retained heritage assets.

- 4. No demolition and development works shall commence until a 'Construction Environment Management Plan and Method Statement' has been submitted to and approved by the Local Planning Authority. The document shall include:
 - a. Details of the means of ingress and egress for vehicles engaged in the construction of the development.
 - b. Details of the equipment to be provided for the effective cleaning of wheels and bodies of vehicles leaving the site so as to prevent the depositing of mud and waste on the highway;
 - c. Details of the site compound, contractor car parking, storage, welfare facilities and delivery/service vehicle loading/unloading areas;
 - d. Details of measures to monitor and control the emission of dust during demolition and construction works; and
 - d. Details of any security lighting.

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

Reason: In the interests of the amenities of the locality and occupiers of adjoining properties and the protection of the free and safe flow of traffic on the public highway.

5. No development (including any demolition works) shall occur until the areas of the buildings identified for demolition on the approved plans have been satisfactorily recorded to Historic Building Recording Level 1 (in accordance with Historic England Guidance 2016 - Understanding Historic Buildings - A Guide to Good Recording Practice). The completed recording shall be submitted to and approved by the Local Planning Authority prior to any development works (including any demolition works) to the subject buildings commencing.

Reason: In order to ensure that historic features and characteristics of the application site are appropriately recorded prior to demolition.

6. Unless shown not to be feasible and viable, 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, or an alternative fabric first approach to offset an equivalent amount of energy. 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. 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.

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

7. Details of all proposed external materials and finishes, including samples when requested by the Local Planning Authority, shall be submitted to and approved 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.

8. 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. Where materials are intended to match existing building materials, the sample panels shall include samples of these existing materials to enable comparison between the existing and proposed materials. The sample panel shall be approved 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.

- 9. Notwithstanding the details submitted with the application, final large scale details, including materials and finishes, at a minimum of scale 1:20 of the items listed below shall be approved in writing by the Local Planning Authority before that part of the development commences:
 - o Coping
 - o Glazing and cladding system
 - o Fins
 - o External doors and windows
 - o Rainwater goods

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

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

10. Prior to installation, full details of any external signage proposed to be installed on the building shall have been submitted to and approved by the Local Planning Authority. The approved signage shall be provided in accordance with the approved details.

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

- 11. Prior to installation, final details of the design and layout of the courtyard space shall have been submitted to and approved by the Local Planning Authority.

 These details shall include:
 - 1. The proposed materials, including samples when requested;
 - 2. The proposed planting scheme; and
 - 3. The design of any proposed steps and ramps including design of tactile paving, treads, gradients and handrails.

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

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

12. 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 to enter the buildings and within the curtilage of the site, shall have been submitted to and approved by the Local Planning Authority. This shall include final details of proposed lifts, internal levels and final design of mobility units. That part of the development shall not be used unless such inclusive access and facilities have been provided in accordance with the approved plans. 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. Before the development is commenced, or an alternative timeframe to be agreed 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 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.

14. The building shall not be used unless 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 by the Local Planning Authority. Thereafter such management plan shall be adhered to.

Reason: In the interests of highway safety

15. 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 Traffic Management Scheme in the vicinity of the site. 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.

16. Before the development is commenced, or an alternative timeframe to be agreed, final details of the proposed bin storage facilities and their management shall have been submitted to and approved by the Local Planning Authority. The development shall not be used unless such bin storage has been provided in accordance with the approved details and, thereafter, such facilities shall be retained.

Reason: To ensure that general waste and recycling facilities are provided and managed in an acceptable manner, in the interests of highway safety and amenity.

- 17. The residential accommodation hereby permitted shall not be occupied unless a scheme of sound insulation works has been installed and thereafter retained. Such scheme of works shall:
 - a) Be based on the findings of approved noise survey (ref: 1717236, dated: 06/02/18, prepared by: Sharps Redmore Acoustic Consultants).
 - b) Be capable of achieving the following noise levels:

Bedrooms: LAeq (8 hour) - 30dB (2300 to 0700 hours); Living Rooms & Bedrooms: LAeq (16 hour) - 35dB (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.

18. Before the use of the development is commenced, Validation Testing of the sound attenuation works shall have been carried out and the results submitted to and approved by the Local Planning Authority. Such Validation Testing shall: a)Be carried out in accordance with an approved method statement. b)Demonstrate that the specified noise levels 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.

19. Prior to the installation of any externally mounted and/ or stationary mechanical plant or machinery, a noise report shall be submitted to and approved by the Local Planning Authority. The report shall identify any mitigation measures that are necessary to minimise the impact of noise on future occupiers and nearby noise sensitive uses, based on BS4142:2014 Methods for rating industrial and commercial sound. The approved mitigation measures shall be implemented prior to the commissioning of the plant and shall be maintained thereafter.

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

20. Prior to the development commencing a detailed Employment and Training Strategy, designed to maximise local opportunities for employment from the construction phase of development, shall have been submitted to and approved 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.

21. Before the development is commenced, or an alternative timeframe to be agreed, final details of the proposed cycle parking accommodation and facilities shall have been submitted to and approved by the Local Planning Authority. The development shall not be used unless such cycle parking has been provided in accordance with the approved details and, thereafter, such cycle parking accommodation shall be retained.

Reason: In the interests of delivering sustainable forms of transport.

22. Details of the extent and specification of brick/stone repair and cleaning shall be submitted to and approved by the Local Planning Authority prior to commencement of those works and shall thereafter be carried out in accordance with the approved details.

Reason: In order to ensure that the fabric of the building is not damaged.

Other Compliance Conditions

23. The site shall be developed with separate systems of drainage for foul and surface water on and off site.

Reason: In the interest of satisfactory and sustainable drainage

24. Construction and demolition works that are audible at the site boundary shall only take place between 0730 hours and 1800 hours on Monday to Fridays, and between 0800 hours and 1300 hours on Saturdays, and not at any time on Sundays and Public Holidays.

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

Please Note: There may not be conditions under each heading.

Date of Decision made by the Council's Authorised Officer

22 June 2018

Planning Service Sheffield City Council

Attention is drawn to the following directive(s):

1. Where conditions require details to be submitted, an Application for Approval of Details Reserved by Condition is required (unless the condition gives the option of implementing the details already submitted). The Local Planning Authority is expected to determine these applications within 8 weeks of being validated, so it is essential to include all the information required. Apply online at www.planningportal.gov.uk. There are fees, which are also set by the Government.

- 2. 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.
- 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, 5th Floor (North), Howden House, 1 Union Street, Sheffield, S1 2SH: Tel. (0114) 2734651, or by email at epsadmin@sheffield.gov.uk.
- 4. The applicant should install any external lighting to the site to meet the guidance provided by the Institution of Lighting Professionals in their document GN01: 2011 "Guidance Notes for the Reduction of Obtrusive Light". This is to prevent lighting causing disamenity to neighbours. The Guidance Notes are available for free download from the 'resource' pages of the Institute of Lighting Professionals' website.
- 5. With regard to the cycle parking proposed, the following advice and recommendations are made:
 - 1. There are four sets of double doors to pass through to get to the cycle store. For ease of use and safety, it is recommended that the doors should be fully or partially glazed and be electrically operated.
 - 2. Access into the cycle store should only allow access for those with cycles and should not be accessible to those without cycles. Swipe card/ fobs are recommended to address this.
 - 3. If CCTV is to be used within the development it should cover the cycle store for personal safety and cycle security reasons.
- 6. The proposed development is located near to the track and overhead line of the South Yorkshire Supertram. The developer is advised that there needs to be close liaison with South Yorkshire Supertram Limited at Nunnery Depot, Woodbourn Road, Sheffield, S9 3LS, (Telephone Sheffield (0114) 2759888). All works carried out on site and within the vicinity of the site need to be in accordance with the "Supertram Code of Practice for Working On or Near the Tramway". This Code of Practice is available both upon request from Supertram, or online at: http://www.supertram.com/workingonsystem.html.
- 7. 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.
- 8. 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 here:

http://www.sheffield.gov.uk/home/roads-pavements/Address-management

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.

9. 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:-

Highway Co-Ordination Sheffield City Council Town Hall Sheffield S1 2HH

Telephone: 0114 273 6677

Email: highways@sheffield.gov.uk

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.

Where the notice is required as part of S278 or S38 works, the notice will be submitted by Highways Development Management.

10. As the proposed development abuts the public highway you are advised to contact the Highways Co-ordination Group prior to commencing works:

Telephone: 0114 273 6677

Email: highways@sheffield.gov.uk

They will be able to advise you of any pre-commencement condition surveys, permits, permissions or licences you may require in order to carry out your works.

- 11. 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.
- 12. The applicant is advised that the Bat Survey (Envirotech, Ref. 4346) has given the potential for bats to be present in the building as negligible and, therefore, no

further survey effort is required. The building will not require a Protected Species Licence from Natural England. However, prior to any work commencing on site, all contractors should be acquainted with paragraph 9.2.1.1 of the Bat Survey. This provides information about what to do if bats are found.

NOTES

The term 'true conditions precedent' is used to mean a condition that expressly requires that development shall not commence until the condition has been complied with, and is central to the consent. Development commencing without complying with these conditions would be unlawful.

Appeals to the Secretary of State

If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State for the Environment under Section 78 of the Town and Country Planning Act, 1990.

<u>Enforcement</u> - If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice. If you want to appeal against your Local Planning Authority's decision on our application, then you must do so within 28 days of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your Local Planning Authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months (12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.

<u>Householder</u> - If this is a decision to refuse planning permission for a householder application, if you want to appeal against your Local Planning Authority's decision then you must do so within 12 weeks of the date of this notice.

<u>Minor Commercial</u> - If this is a decision to refuse planning permission for a minor commercial application, if you want to appeal against your Local Planning Authority's decision then you must do so within 12 weeks of the date of this notice.

<u>All Other Applications</u> - If you want to appeal against your Local Planning Authority's decision then you must do so within 6 months of the date of this notice.

Appeals can be made online at: https://www.gov.uk/planning-inspectorate. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions given under a development order.

Purchase Notices

If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put

the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council. This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter 1 of Part VI of the Town and Country Planning Act 1990.

Notes Regarding Access for Fire Service

Notwithstanding this planning permission, attention is drawn to Section 55 of the South Yorkshire act 1980 which requires that any application made under the Building Regulations shall be rejected unless, after consultation with the Fire Authority, they are satisfied that the plans show:-

- (a) that there will be adequate means of access for the fire brigade to the building or, as the case may be, to the building as extended; and
- (b) that the building or, as the case may be, the extension of the building will not render inadequate existing means of access for the fire brigade to a neighbouring building.

Any queries in this respect should be directed to:-South Yorkshire Fire and Rescue, 197 Eyre Street, Sheffield, S1 3FG. Telephone: 0114 2727202

Demolition

Section 80 (2) of the Building Act 1984 requires that any person carrying out demolition work shall notify the local authority of their intention to do so. This applies if any building or structure is to be demolished in part or whole. (There are some exceptions to this including an internal part of an occupied building, a building with a cubic content of not more than 1750 cubic feet or where a greenhouse, conservatory, shed or pre-fabricated garage forms part of a larger building). Where demolition is proposed in City Centre and /or sensitive areas close to busy pedestrian routes, particular attention is drawn to the need to consult with Environmental Protection Services to agree suitable noise (including appropriate working hours) and dust suppression measures.

Form Dem 1 (Notice of Intention to Demolish) is available from Building Standards, Howden House, 1 Union Street, Sheffield, S1 2SH. Tel (0114) 273 4170 email buildingcontrol@sheffield.gov.uk

Environmental Protection Services can be contacted at DEL, Howden House, 1 Union Street, Sheffield, S1 2SH. Tel (0114) 2734651

TOWN AND COUNTRY PLANNING ACT 1990 (as amended) APPEAL BY Hallam Land Management Limited

An Appeal Against the refusal of Outline Planning Permission 17/04673/OUT for up to 85 residential dwellings including open space (Amended Description) at Land at Junction with Carr Road and Hollin Busk Lane, Sheffield S36 1GH

PINS REFERENCE APP/J4423/W/21/3267168 PLANNING APPLICATION REF: 17/04673/OUT

ROLAND BOLTON PROOF OF EVIDENCE: HOUSING AND FIVE YEAR LAND SUPPLY

APPENDIX 14: Johnson & Allen Ltd, Car Park, Furnace Hill, Sheffield, S3 7AF

Prepared by
Roland G Bolton BSc (Hons) MRTPI
Prepared by
Strategic Planning Research Unit
DLP Planning Ltd
Sheffield

APPENDIX 14 SITE LOCATION PLAN Works 51.2m Ware Works Works St Jude Chure Works Work Works Emma Works Works Works Works Work Works Works Works Works Greenfield House

APPENDIX 14B SITE VISIT PHOTOS





APPENDIX 14C AUCTION NOTICE



Property Auctions (/auctions/) » Tuesday 3rd September 2019

< PREVIOUS LOT (/AUCTIONS/TUESDAY-3RD-SEPTEMBER-2019/DISPLAY/LAND+BETWEEN+54+AND+72+NEWMAN+ROAD%2C+WINCOBANK%2C+SHEFFIELD-%7C-3109#LOT)

BACK TO LOT LIST (/AUCTIONS/TUESDAY-3RD-SEPTEMBER-2019/#LOTS)

NEXT LOT > (/AUCTIONS/TUESDAY-3RD-SEPTEMBER-2019/DISPLAY/FLATS+1-3+21+PICKMERE+ROAD%2C+CROOKES%2C+SHEFFIELD%2C+SOUTH+YORKSHIRE-%7C-3123#LOT)

1 of 7

Land at Furnace Hill - Trinity Street, Sheffield, South Yorkshire, S3 7AF

- Substantial corner site 0.07 hectares (0.17 acres)
- Planning consent for 5/6 storey building
- · Comprising 18 apartments, ground floor office space & basement car parking
- · Expanding area just off the city centre
- Current gross income from 24 car spaces £14,400pa

Loction

The site lies between Copper Street and Trinity Street both of which run off Furnace Hill to the West of Sheffield City centre.

The Site

The land is identified on the adjoining plan and amounts to approximately 0.09 ha (0.22 acre)

Car parking

There are 24 car spaces on site, 23 of which are let and currently producing £14,400pa. Notices have been served on three spaces but there is a waiting list for spaces

Rating Assessment

RV £8,700 Amount payable £4,271.70

Planning Permission

Planning consent was granted by Sheffield City Council on 17th May 2019 for the "erection of a 5/6 storey building" comprising 18 apartments (C3 USE CLASS) ground floor office space (B1 USE CLASS) and association basement car parking. REF18/04670/FUL

The

Proposed Scheme

Plans relating to the proposed scheme are available for inspection via our website but briefly comprise 13 x 2 bedroom apartments and 5 x 1 bedroom apartments together with office space amounting to 297sqm at ground floor level & 12 basement parking spaces below

Joint Auctioneers

Edmund Winder Watts, Paradise House, 35 Paradise St, Sheffield S3 8PZ

Viewing:

On site at any reasonable time

Lot 33

Land at Furnace Hill - Trinity Street, Sheffield, South Yorkshire S3 7AF

Guide price:

£375,000 - £400,000

BROCHURE (/AUCTION_BROCHURES/290/33.PDF?V=3)

CATALOGUE (/AUCTION_BROCHURES/290/CATALOGUE.PDF?V=3)

AUCTION FINANCE (/PROPERTY-AUCTION-FINANCE)

Contact Auctions

If you have a property that you are considering putting to auction or wish to enquire about a property we are currently selling, please contact our auction department below.

CONTACT (/CONTACT-US/)

Location of Property



Auction Information

Tuesday 3rd September 2019 at 2:00pm

The Platinum Suite, Sheffield United Football Club Bramall Lane, Sheffield S2 4SU

Venue Map (https://maps.google.co.uk/?q=S2+4SU)

Latest News

Record bidders register for first online £5m auction of the year (/about-us/news/record-bidders-register-for-first-online-5m-auction-of-the-year/)

A record number of registered bidders saw sales at Mark Jenkinson and Son's first online auction of the year top nearly £5million. The first of eight online auc... Read more » (/about-us/news/record-bidders-register-for-first-online-5m-auction-of-the-year/)

Online auctions hailed 'tremendous success' after final event of 2020 (/about-us/news/online-auctions-hailed-tremendous-success-after-final-event-of-2020/)

The switch to online auctions as a result of COVID-19 has been a 'tremendous success' for Mark Jenkinson and Son after our last event of 2020 topped £5m sales ... Read more » (/about-us/news/online-auctions-hailed-tremendous-success-after-final-event-of-2020/)

IMPORTANT UPDATE - COVID-19 - 14TH MAY 2020 (/about-us/news/important-update-covid-19-14th-may-2020/)

WE ARE OPEN FOR BUSINESS Following the Government's announcement this week, we are pleased to provide an update as to our services. The safety of our staff and... Read more » (/about-us/news/important-update-covid-19-14th-may-2020/)

Property Subscription

Let us keep you updated with auction news and commercial instructions.

Email address

We won't share your details with anybody

SUBSCRIBE



VIEW UNSOLD LOTS

View list of unsold lots from our previous auction Tuesday 2nd March 2021 (/auctions/tuesday-2ndmarch-2021/?result=Avail#lots)

Our Services

Auctions (/auctions/)
Commercial Properties (/commercial-property/)
Surveys & Valuations (/surveys-and-valuations/)
Healthcare (/healthcare-property/)
Land & Development (/land-and-development/)

Corporate

About Us (/about-us/)
Latest News (/about-us/news/)

Legal

Terms & Conditions (/terms/)
Cookies (/cookie-policy/)
Privacy Policy (/privacy-policy/)
RICS Client Money Protection Scheme for Property Agents
(/client-money-protection-scheme)

Contact

Sheffield Office

8 Norfolk Row, Sheffield, S1 2PA

T. 0114 276 0151 F. 0114 275 2570 enquiries@markjenkinson.co.uk (mailto:enquiries@markjenkinson.co.uk)

Chesterfield Office

Dunston Innovation Centre, Chesterfield, S41 8NG

T. 01246 267 565 F. 01246 267 654

© Mark Jenkinson & son 2021, All Rights Reserved



Website design - ina4.com (https://www.ina4.com/)

APPENDIX 14D DECISION NOTICE 18/04670/FUL

Place Directorate City Growth Department

Planning Services
Howden House · 1 Union Street · Sheffield · S1 2SH sarah.hull@sheffield.gov.uk



Officer: Sarah Hull Tel: (0114) 20 37855

Ref: 18/04670/FUL 17 May 2019

SLA Design Mr B Simpson-Lyons The Link Building 24A St Andrew Sheffield S11 9AL

TOWN AND COUNTRY PLANNING ACT 1990 PLANNING PERMISSION

Proposal: Erection of a five/six-storey building comprising 18 apartments (C3 Use

Class), ground floor office space (B1 Use Class) and associated basement

car parking

Location: Johnson & Allen Ltd, Car Park, Furnace Hill, Sheffield, S3 7AF,

Applicant: Mr Frank Johnson

Planning permission is hereby **GRANTED** for the above-mentioned development in accordance with the application deposited with the Council on 13 December 2018 together with the relevant plans, including any amendments now agreed, subject to the following condition(s), in each case followed by the relevant reason:-

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 Plan(s)

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

Location Plan: 01

Site Layout: P02 Revision C

Lower Ground Floor and Basement: P03 Revision C

Ground Floor Plan: P04 Rev E First Floor Plan: P05 Rev E

Large print versions of this letter are available by telephoning (0114) 273 4791

Second Floor Plan: P06 Rev E Third Floor Plan: P07 Rev E Fourth Floor Plan: P08 Rev E

Roof Plan: P09 Rev E

Elevations (Sheet 1 of 5): P010 Rev E Elevations (sheet 2 of 5): P011 Rev E Elevations (Sheet 3 of 5): P012 Rev E Elevations (sheet 4 of 5): P013 Rev E

Elevations (Sheet 5 of 5): P014

Amended Topographical Survey received by email on the 4th march 2019

Reason: In order to define the permission.

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

3. No development shall commence until full details of the proposed surface water drainage design, including calculations and appropriate model results, have been submitted to and approved by the Local Planning Authority. This shall 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.

4. No development shall commence until detailed proposals for surface water disposal, including calculations to demonstrate a 30% reduction compared to the existing peak flow based on a 1 in 1 year rainfall event have been submitted to and approved in writing by the Local Planning Authority. This will require the existing discharge arrangements, which are to be utilised, to be proven and alternative more favourable discharge routes, according to the hierarchy, to be discounted. Otherwise greenfield rates (QBar) will apply.

An additional allowance shall be included for climate change effects for the lifetime of the development. Storage shall be provided for the minimum 30 year return period storm with the 100 year return period storm plus climate change retained within the site boundary. The development shall thereafter be carried out in accordance with the approved details.

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.

- 5. No development, including any demolition and groundworks, shall take place until the applicant, or their agent or successor in title, has submitted a Written Scheme of Investigation (WSI) that sets out a strategy for archaeological investigation and this has been approved in writing by the Local Planning Authority. The WSI shall include:
 - The programme and method of site investigation and recording.
 - The requirement to seek preservation in situ of identified features of importance.
 - The programme for post-investigation assessment.
 - The provision to be made for analysis and reporting.
 - The provision to be made for publication and dissemination of the results.
 - The provision to be made for deposition of the archive created.
 - Nomination of a competent person/persons or organisation to undertake the works.
 - The timetable for completion of all site investigation and postinvestigation works

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

Reason: To ensure that any archaeological remains present, whether buried or part of a standing building, are investigated and a proper understanding of their nature, date, extent and significance gained, before those remains are damaged or destroyed and that knowledge gained is then disseminated. It is essential that this condition is complied with before any other works on site commence given that damage to archaeological remains is irreversible.

6. No development shall commence until further intrusive site investigations have been undertaken to establish the exact coal mining legacy issues on the site and a report explaining the findings has been submitted to and approved in writing by the Local Planning Authority. In the event that site investigations confirm the need for remedial works to treat areas of shallow mine workings details of the remedial works shall also be submitted to and approved in writing by the Local Planning Authority and the works shall thereafter be carried out in accordance with the approved details.

Reason: To ensure the site is safe for the development to proceed and the safety and stability of the proposed development, it is essential that this condition is complied with before the development is commenced.

7. All intrusive investigations recommended in the approved ENS Phase I report ref. 43200-002 (24/10/2018) 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

construction works commencing. The Report shall be prepared in accordance with Contaminated Land Report CLR11 (Environment Agency 2004).

Reason: In order to ensure that any contamination of the land is properly dealt with and the site is safe for the development to proceed, it is essential that this condition is complied with before the development is commenced.

8. 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 and the site is safe for the development to proceed, it is essential that this condition is complied with before the development is commenced.

- 9. No development shall commence until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Details to be included in the Construction Management Plan are:
 - a) Means of ingress and egress for vehicles engaged in the construction of the development, including arrangements for restricting vehicles to approved ingress and egress points;
 - b) A layout of the site compound, storage areas and contractor parking;
 - c) Wheel cleaning facilities for 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. When this equipment has been provided, thereafter such equipment shall be used for the sole purpose intended in all instances and shall be properly maintained
 - d) A strategy to control dust and emissions from the corresponding construction

Therafter the development shall proceed in accordance with the approved plans.

Reason: In order to mitgate the effects of development during the construction phase in respect of road users, highway safety, traffic flow and the amenities of the locality and occupiers of adjoining property

10. 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, or an alternative fabric first approach to offset an equivalent amount of energy. 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. 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.

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

11. All entrances shall provide level access and entrance doors shall have a minimum clear opening width of 1000mm

Reaon: In order to provide equal access into the building

12. Before any above ground works commence, 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 development 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 Development Framework Core Strategy.

13. Prior to the development being brought into use, full details of the car park layout shall be submitted to and approved in writing by the Local Planning Authority and shall include tracking details showing that the layout of the spaces is useable and that vehicles can enter and exit the site in a forward gear.

Thereafter the car parking shall be provided in accordance with the approved details.

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

14. Prior to above ground works full details of the vehicular access including the gradient and details of pedestrian/vehicle intervisibility splays shall have been submitted to and approved in writing by the Local Planning Authority.

Thereafter the development shall be constructed in accordance with the approved details.

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

15. 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.

16. 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 before any masonry works commence and shall be retained for verification purposes until the completion of such works.

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

17. Large scale details, including materials and finishes, at a minimum 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:

glazing window reveals curtain walling entrance doors

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

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

18. 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.

19. 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 development 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

Sheffield City Council 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.

- 20. The residential accommodation hereby permitted shall not be occupied unless a scheme of sound insulation works has been installed and thereafter retained. Such scheme of works shall:
 - a) Be based on the findings of approved noise survey ENS report ref. NIA/8154/18/8094/v1 (29/10/2018).
 - b) Be capable of achieving the following noise levels:
 `Bedrooms: LAeq (8 hour) 30dB (2300 to 0700 hours);
 Living Rooms & Bedrooms: LAeq (16 hour) 35dB (0700 to 2300 hours);
 Bedrooms: LAFmax 45dB (2300 to 0700 hours).
 - c) Include a suitable 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.

In the interests of the amenities of the future occupiers of the building

- 21. Before the use of the development is commenced, Validation Testing of the sound insulation and attenuation works shall have been carried out and the results submitted to and approved by the Local Planning Authority. Such Validation Testing shall:
 - a) Be carried out in accordance with an approved method statement.
 - b) Demonstrate that the specified noise levels have been achieved. In the event that the specified noise levels have not been achieved then, notwithstanding the sound insulation and attenuation works thus far approved, a further scheme of 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.

In the interests of the amenities of future residents of the building

22. Notwithstanding the approved plans, the development shall not be begun until details have been submitted to and approved in writing by the Local Planning Authority of arrangements which have been entered into which will secure the reconstruction of the footways adjoining the site, in line with the secondary palette of materials in the Urban Design Compendium, before the development is brought into use. The detailed materials specification shall have first been approved in writing by the Local Planning Authority.

Reason: In order to ensure an appropriate quality of development

23. Before any above ground works commence, or within 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.

Other Compliance Conditions

24. The office accommodation hereby approved shall be used only between the hours of 0700 and 2000 hours on any day

Reason: In the interest of the amenities of future occupiers

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

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

Please Note: There may not be conditions under each heading.

Date of Decision made by the Council's Authorised Officer

17 May 2019

Planning Service Sheffield City Council

Attention is drawn to the following directive(s):

1. Where conditions require details to be submitted, an Application for Approval of Details Reserved by Condition is required (unless the condition gives the option of implementing the details already submitted). The Local Planning Authority is expected to determine these applications within 8 weeks of being validated, so it is essential to include all the information required. Apply online at www.planningportal.gov.uk. There are fees, which are also set by the Government.

- 2. 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.
- 3. 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.
- 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 on the Council website here:

https://www.sheffield.gov.uk/content/sheffield/home/roads-pavements/address-management.html

The guidance document on the website includes details of how to apply, and what information we require. 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.

- 5. The applicant should install any external lighting to the site to meet the guidance provided by the Institution of Lighting Professionals in their document GN01: 2011 "Guidance Notes for the Reduction of Obtrusive Light". This is to prevent lighting causing disamenity to neighbours. The Guidance Notes are available for free download from the 'resource' pages of the Institute of Lighting Professionals' website.
- 6. 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, 5th Floor (North), Howden House, 1 Union Street, Sheffield, S1 2SH: Tel. (0114) 2734651, or by email at epsadmin@sheffield.gov.uk.

NOTES

The term 'true conditions precedent' is used to mean a condition that expressly requires that development shall not commence until the condition has been complied with, and is central to the consent. Development commencing without complying with these conditions would be unlawful.

Appeals to the Secretary of State

If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State for the Environment under Section 78 of the Town and Country Planning Act, 1990.

<u>Enforcement</u> - If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice. If you want to appeal against your Local Planning Authority's decision on our application, then you must do so within 28 days of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your Local Planning Authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months (12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.

<u>Householder</u> - If this is a decision to refuse planning permission for a householder application, if you want to appeal against your Local Planning Authority's decision then you must do so within 12 weeks of the date of this notice.

<u>Minor Commercial</u> - If this is a decision to refuse planning permission for a minor commercial application, if you want to appeal against your Local Planning Authority's decision then you must do so within 12 weeks of the date of this notice.

<u>All Other Applications</u> - If you want to appeal against your Local Planning Authority's decision then you must do so within 6 months of the date of this notice.

Appeals can be made online at: https://www.gov.uk/planning-inspectorate. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions given under a development order.

Purchase Notices

If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council. This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter 1 of Part VI of the Town and Country Planning Act 1990.

Notes Regarding Access for Fire Service

Notwithstanding this planning permission, attention is drawn to Section 55 of the South Yorkshire act 1980 which requires that any application made under the Building Regulations shall be rejected unless, after consultation with the Fire Authority, they are satisfied that the plans show:-

- (a) that there will be adequate means of access for the fire brigade to the building or, as the case may be, to the building as extended; and
- (b) that the building or, as the case may be, the extension of the building will not render inadequate existing means of access for the fire brigade to a neighbouring building.

Any queries in this respect should be directed to:-South Yorkshire Fire and Rescue, 197 Eyre Street, Sheffield, S1 3FG. Telephone: 0114 2727202

Demolition

Section 80 (2) of the Building Act 1984 requires that any person carrying out demolition work shall notify the local authority of their intention to do so. This applies if any building or structure is to be demolished in part or whole. (There are some exceptions to this including an internal part of an occupied building, a building with a cubic content of not more than 1750 cubic feet or where a greenhouse, conservatory, shed or pre-fabricated garage forms part of a larger building). Where demolition is proposed in City Centre and /or sensitive areas close to busy pedestrian routes, particular attention is drawn to the need to consult with Environmental Protection Services to agree suitable noise (including appropriate working hours) and dust suppression measures.

Form Dem 1 (Notice of Intention to Demolish) is available from Building Standards, Howden House, 1 Union Street, Sheffield, S1 2SH. Tel (0114) 273 4170 email buildingcontrol@sheffield.gov.uk

Environmental Protection Services can be contacted at DEL, Howden House, 1 Union Street, Sheffield, S1 2SH. Tel (0114) 2734651

TOWN AND COUNTRY PLANNING ACT 1990 (as amended) APPEAL BY PATRICK PROPERTIES

An Appeal Against the refusal of Hybrid Application for change of use of existing buildings to be retained, altered vehicular access from Loxley Road with secondary public transport access from Rowell Lane and associated works with outline approval (with all other matters reserved) for demolition of existing buildings and structures, provision of a residential led mixed-use development that will deliver up to 300 dwellings, reinstatement works, site remediation, green infrastructure, landscaping and associated infrastructure (Amended Description).

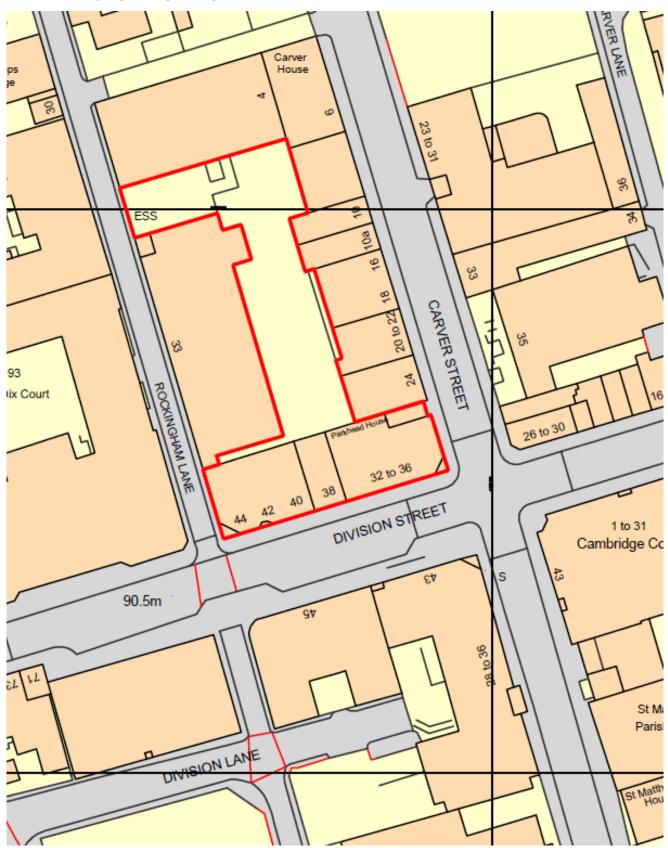
PINS REFERENCE APP/J4423/W/21/3267168 PLANNING APPLICATION REF: 17/04673/OUT

ROLAND BOLTON PROOF OF EVIDENCE: HOUSING AND FIVE YEAR LAND SUPPLY

APPENDIX 15: Parkhead House 26 Carver Street Sheffield S1 4FS

Prepared by
Roland G Bolton BSc (Hons) MRTPI
Prepared by
Strategic Planning Research Unit
DLP Planning Ltd
Sheffield

APPENDIX 15A SITE LOCATION PLAN



APPENDIX 15B SITE VISIT PHOTOS



APPENDIX 15C ADVERT COLLOCO

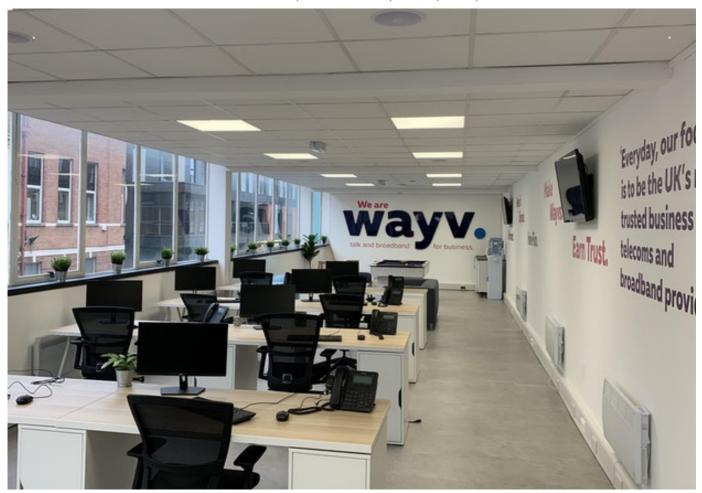






Parkhead House, Devonshire Works

Division Street, Sheffield, S1 4GF



• • • • • •

LET

Property Type Offices

Availability To Let

Size 1,000 to 12,740 sq ft

Rent £10.00 per sq ft

Service Charge £2.00 per sq ft

Energy Performance Rating Upon enquiry

Flexible office suites, recently refurbished. Located in the heart of Sheffield City Centre

Location

Parkhead House is located fronting Division Street at the junction with Carver Street. This is a prime, busy location in the heart of Sheffield City Centre.

Key Points

- > Prime location in the heart of Sheffield City Centre
- > Under new ownership
- > Comprehensive refurbishment complete
- > Great amenities on your door step
- > Flexibility with divisible floor plates

Available area

Floor/Unit	Description	Sq ft	Rent	Service Charge	Availability
1st	Offices - Part 1st Floor	1,000	£10 per sq ft	£2.00 per sq	Let
1st	Offices - Part 1st Floor	3,140	£10 per sq ft	£2.00 per sq	Occupied
2nd	Offices - Part 2nd Floor	1,080	£10 per sq ft	£2.00 per sq	Let
2nd	Offices - Part of 2nd Floor	1,200	£10 per sq ft	£2.00 per sq	Let
2nd	Offices - Part of 2nd Floor	1,080	£10 per sq ft	£2.00 per sq	Occupied
2nd	Offices - Part of 2nd Floor	1,251	£10 per sq ft	£2.00 per sq	Let
3rd	Offices	3,989	£10 per sq ft	£2.00 per sq ft	Occupied

Description

Parkhead House is a well located 3 storey office building. Since purchasing the building fairly recently, we have already secured new tenants who have taken all of the office suites on the 1st, 2nd and 3rd floors - all of which have been fully refurbished.

Refurbishment Works

Refurbishment works have involved the common areas including the reception and lifts. Further works have also been undertaken on the whole of the 1st, 2nd and 3rd floor offices. Further details are available on request.

The Opportunity

The office space could suit a wide array of businesses including office based users and creative industries. The fact that the building offers a city centre location in a newly refurbished environment will be attractive in terms of recruiting and retaining talent. If you are interested in finding out more.....please make contact.

Related Links

- Visit Marketing Website (https://colloco.co/find-a-property/properties/49391-parkhead-house-devonshire-works-sheffield)
- Back to properties (https://colloco.co/find-a-property/properties)

Enquire about this property

Add to shortlist

View shortlist (0) (https://colloco.co/find-a-property/shortlist)

★ Download Parkhead House - 2nd Floor (A3-07).pdf (https://s3-eu-west-1.amazo...

Viewing & Further Information

For further information, or if you would like to arrange a viewing, please contact our agents:



Tim Bottrill

0114 299 3121

CONTACT AGENT

contact us

Tim Bottrill
01142 993 121
07810 865 561
tim@colloco.co (mailto:tim@colloco.co)

location

40 Bank Street Sheffield S1 2DS

social

- @colloco_sheff (https://twitter.com/colloco_sheff)
- in colloco (https://www.linkedin.com/company/11157403/)

APPENDIX 15D DECISION NOTICE 18/03632/ORPN

Place Directorate City Growth Service

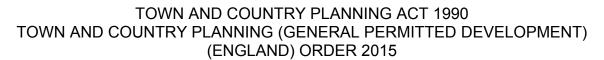
Chief Planning Officer: Rob Murfin

Howden House 1 Union Street Sheffield S1 2SH

howard.baxter@sheffield.gov.uk

Officer: Howard Baxter Tel: (0114) 20 39689 Ref: 18/03632/ORPN 12 November 2018

DPP
Mr Matthew Rhodes
Second Floor
1 City Square
Leeds
LS1 2ES



Proposal: Use of offices (Use Class B1) as 23no. apartments (Use Class C3)

Location: Parkhead House, 26 Carver Street, Sheffield, S1 4FS,

Applicant: Henry Boot Developments LTD

Prior Approval is hereby **GRANTED CONDITIONALLY** for the above-mentioned development in accordance with the application deposited with the Council on 4 October 2018 together with the relevant plans, including any amendments now agreed and subject to the following conditions:-

- The residential accommodation hereby permitted shall not be occupied unless a scheme of sound insulation works has been installed and thereafter retained. Such scheme of works shall:
 - a) Be based on the Noise Impact Assessment outcomes of Blue Acoustics' Noise Survey report, ref.NS171/8 (03/09/2018).
 - b) Be capable of achieving the following noise levels:

Bedrooms/Studios: Noise Rating Curve NR25 (2300 to 0700 hours);

Bedrooms/Studios: Noise Rating Curve NR30 (0700 to 2300 hours):

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

c) Include a system of alternative acoustically treated mechanical (powered) 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. [Noise Rating Curves should be measured as an LZeq at octave band centre frequencies 31.5 Hz to 8 kHz.]

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

Large print versions of this letter are available by telephoning (0114) 273 5804



- Before the proposed dwellings are occupied, Validation Testing of the sound insulation works shall have been carried out and the results submitted to and approved by the Local Planning Authority.

 Such Validation Testing shall:
 - a) Be carried out in accordance with an approved method statement.
 - b) Demonstrate that the specified noise levels have been achieved, whilst the mechanical ventilation provisions in habitable rooms are functioning at a standard rate. 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 the interests of the amenities of the future occupiers of the building.

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 Controlled 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 it is essential for this scheme to be in place before the use commences.

Date of Decision made by the Council's Authorised Officer

12 November 2018

Planning Service Sheffield City Council

Attention is drawn to the following directive(s):

1.Cadent have identified operational gas apparatus within the application site boundary. This may include a legal interest (easements or wayleaves) in the land which restricts activity in proximity to Cadent assets in private land. The Applicant must ensure that proposed works do not infringe on Cadent's legal rights and any details of such restrictions should be obtained from the landowner in the first instance.

If buildings or structures are proposed directly above the gas apparatus then development should only take place following a diversion of this apparatus. The Applicant should contact Cadent's Plant Protection Team at the earliest opportunity to discuss proposed diversions of apparatus to avoid any unnecessary delays.

If any construction traffic is likely to cross a Cadent pipeline then the Applicant must contact Cadent's Plant Protection Team to see if any protection measures are required.

All developers are required to contact Cadent's Plant Protection Team for approval before carrying out any works on site and ensuring requirements are adhered to.

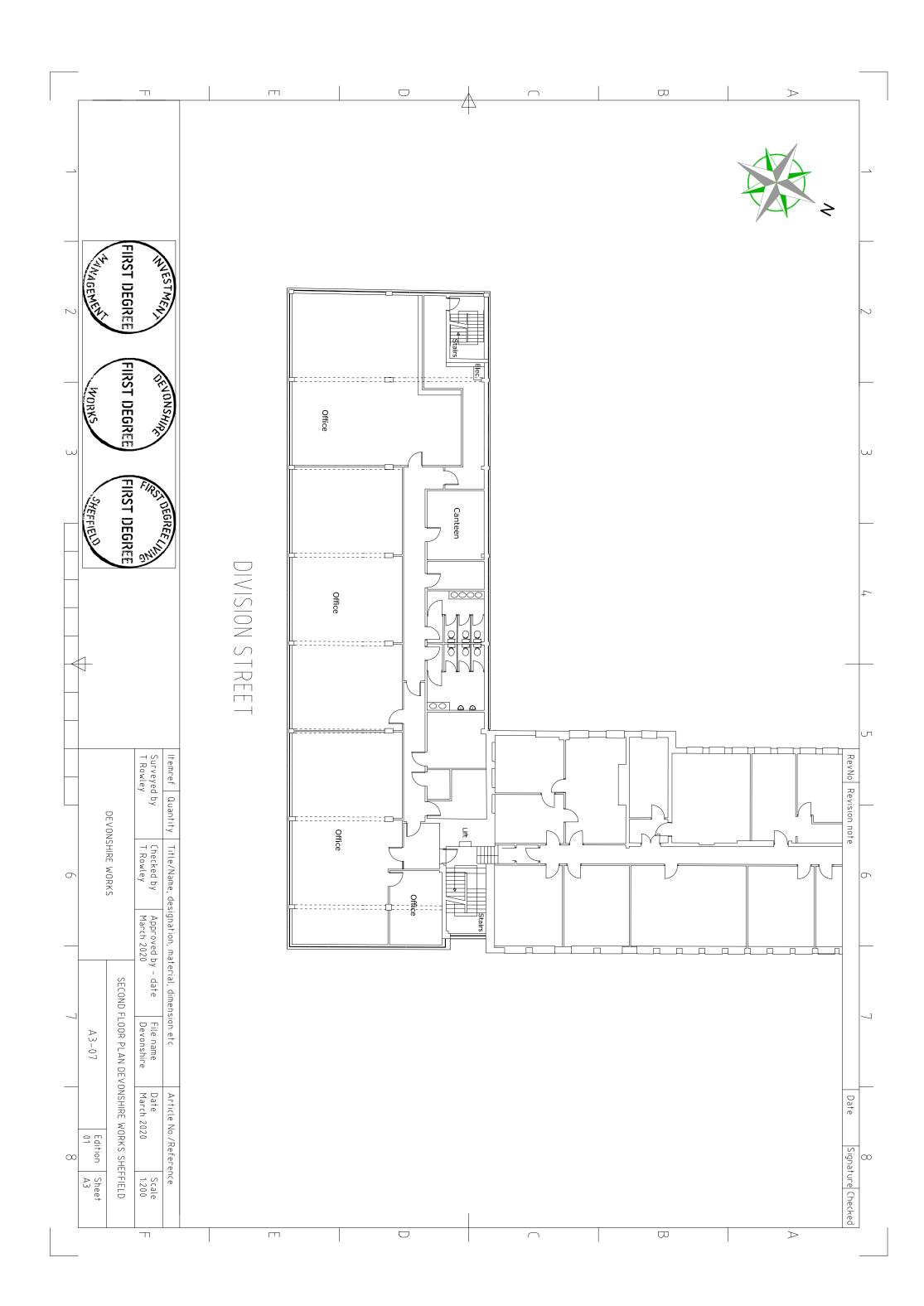
Email: plantprotection@cadentgas.com Tel: 0800 688 588

2. The applicant is advised to consider measures to protect the security and safety of future residents given that the route from building to the cycle parking and bins storage is not overlooked, dark and narrow and as patrons of the adjacent nightclub have access to the courtyard.

The police have recommend that the development is designed and built to Secured by Design standards. www.securedbydesign.com

It is also recommended that the cycle store is secured and well lit.

APPENDIX 15E PARKHEAD	HOUSE 26 CARVER	STREET OFFICE FL	OORSPACE PLANS



TOWN AND COUNTRY PLANNING ACT 1990 (as amended) APPEAL BY PATRICK PROPERTIES

An Appeal Against the refusal of Hybrid Application for change of use of existing buildings to be retained, altered vehicular access from Loxley Road with secondary public transport access from Rowell Lane and associated works with outline approval (with all other matters reserved) for demolition of existing buildings and structures, provision of a residential led mixed-use development that will deliver up to 300 dwellings, reinstatement works, site remediation, green infrastructure, landscaping and associated infrastructure (Amended Description).

PINS REFERENCE APP/J4423/W/20/3262600 PLANNING APPLICATION REF: 20/01301/OUT

ROLAND BOLTON PROOF OF EVIDENCE: HOUSING AND FIVE YEAR LAND SUPPLY

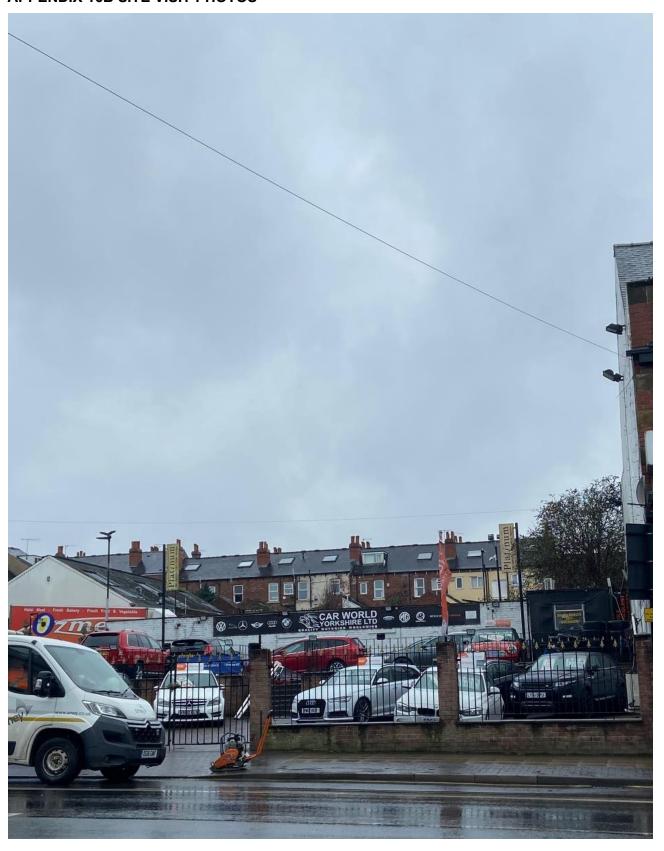
APPENDIX 16: Car World Yorkshire Site Of 164 To 176, London Road Sheffield S2 4LT

Prepared by
Roland G Bolton BSc (Hons) MRTPI
Prepared by
Strategic Planning Research Unit
DLP Planning Ltd
Sheffield

APPENDIX 16A SITE LOCATION PLAN



APPENDIX 16B SITE VISIT PHOTOS



APPENDIX 16C DECISION NOTICE 17/04216/FUL

Place Directorate City Growth Service

Chief Planning Officer: Rob Murfin

Howden House 1 Union Street Sheffield S1 2SH



Officer: Mark Jackson
Ref: 17/04216/FUL (Formerly PP-

06400920)

SLA Design Mr B Simpson-Lyons The Link Building 24A St Andrew Sheffield S11 9AL

TOWN AND COUNTRY PLANNING ACT 1990 PLANNING PERMISSION

Tel: (0114) 20 37853

24 January 2018

Proposal: Erection of 13 apartments (Use Class C3) with retail units (Use Class A1)

on ground floor in 1 x 3/4 storey block

Location: Car World Yorkshire, Site Of 164 To 176, London Road, Sheffield, S2 4LT,

Applicant: Mr Azmut Kahn

Planning permission is hereby **GRANTED** for the above-mentioned development in accordance with the application deposited with the Council on 9 October 2017 together with the relevant plans, including any amendments now agreed, subject to the following condition(s), in each case followed by the relevant reason:-

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 Plan(s)

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

The drawings numbered:

P01

P02

P03 Rev B

Large print versions of this letter are available by telephoning (0114) 273 4791

Reason: In order to define the permission.

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

3. 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.

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

Window reveals

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

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

5. No development shall commence until the actual or potential land contamination and ground gas contamination at the site shall have been investigated and a Phase 1 Preliminary Risk Assessment Report shall have been submitted to and approved in writing by the Local Planning Authority. The Report shall be prepared in accordance with Contaminated Land Report CLR11 (Environment Agency 2004).

Reason: In order to ensure that any contamination of the land is properly dealt with and the site is safe for the development to proceed, it is essential that this condition is complied with before the development is commenced.

6. 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 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.

7. 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.

8. Unless shown not to be feasible and viable, 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, or an alternative fabric first approach to offset an equivalent amount of energy. 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. 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.

9. The development shall not be begun until details have been submitted to and approved in writing by the Local Planning Authority of arrangements which have been entered into which will secure the reconstruction of the footways adjoining the site before the development is brought into use. The detailed materials specification shall have first been approved in writing by the Local Planning Authority.

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

10. No development shall commence until detailed proposals for surface water disposal, including calculations to demonstrate a 30% reduction compared to the existing peak flow based on a 1 in 1 year rainfall event have been submitted to and approved in writing by the Local Planning Authority. This will require the existing discharge arrangements, which are to be utilised, to be proven and alternative more favourable discharge routes, according to the hierarchy, to be discounted. Otherwise greenfield rates (QBar) will apply.

An additional allowance shall be included for climate change effects for the lifetime of the development. Storage shall be provided for the minimum 30 year return period storm with the 100 year return period storm plus climate change

retained within the site boundary. The development shall thereafter be carried out in accordance with the approved details.

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.

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

11. 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 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.

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. Before the use of the development is commenced, Validation Testing of the sound attenuation works shall have been carried out and the results submitted to and approved by the Local Planning Authority. Such Validation Testing shall: a)Be carried out in accordance with an approved method statement. b)Demonstrate that the specified noise levels 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.

14. The residential accommodation hereby permitted shall not be occupied unless a scheme of sound insulation works has been installed and thereafter retained.

Such scheme of works shall:

a)Be based on the findings of an approved noise survey of the application site, including an

approved method statement for the noise survey;

b)Be capable of achieving the following noise levels:

Bedrooms: LAeq (8 hour) - 30dB (2300 to 0700 hours);

Living Rooms & Bedrooms: LAeq (16 hour) - 35dB (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.

- 15. Before the commercial use(s) hereby permitted commences, a scheme of sound attenuation works shall have been installed and thereafter retained. Such a scheme of works shall:
 - a)Be based on the findings of an approved noise survey of the application site, including an approved method statement for the noise survey;
 - b)Be capable of restricting noise breakout from the commercial use(s) to the street to levels not exceeding the prevailing ambient noise level when measured: (i)as a 15 minute LAeq, and;
 - (ii)at any one third octave band centre frequency as a 15 minute LZeq.
 - c)Be capable of restricting noise breakout from the commercial use(s) to all adjoining residential accommodation to levels complying with the following:
 - (i)Bedrooms: Noise Rating Curve NR25 (2300 to 0700 hours);
 - (ii)Living Rooms & Bedrooms: Noise Rating Curve NR30 (0700 to 2300 hours);
 - (iii)Other Habitable Rooms: Noise Rating Curve NR35 (0700 to 2300 hours);
 - (iv)Bedrooms: LAFmax 45dB (2300 to 0700 hours).

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

[Noise Rating Curves should be measured as an LZeq at octave band centre frequencies 31.5 Hz to 8 kHz.]

Reason: In the interests of the amenities of the locality and of the residential occupiers of the building.

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

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

Other Compliance Conditions

17. The Local Planning Authority shall be notified in writing upon completion of the green roof.

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

18. The cycle parking illustrated on the approved plans shall be 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

19. Commercial deliveries to and collections from the building shall be carried out only between the hours of 0800 to 2100 on Mondays to Saturdays and not on Sundays and Public Holidays.

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

20. Movement, sorting or removal of waste materials, recyclables or their containers in the open air shall be carried on only between the hours of 09:00 to 2100 Mondays to Saturdays and between the hours of 1100 to 2000 on Sundays and Public Holidays.

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

21. No customer shall be permitted to be on the premises outside the following times:08:00 to 23:00 Sunday to Thursday and Public Holidays and 08:00 to 23:30 hours on Friday and Saturday.

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

22. 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.

23. 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 development 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 Sheffield City Council 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.

24. No development shall take place until details are submitted for written approval by the Local Planning Authority specifying measures to monitor and control the emission of dust during construction works.

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

Please Note: There may not be conditions under each heading.

Date of Decision made by the Council's Authorised Officer

24 January 2018

Planning Service Sheffield City Council

Attention is drawn to the following directive(s):

- 1. Where conditions require details to be submitted, an Application for Approval of Details Reserved by Condition is required (unless the condition gives the option of implementing the details already submitted). The Local Planning Authority is expected to determine these applications within 8 weeks of being validated, so it is essential to include all the information required. Apply online at www.planningportal.gov.uk. There are fees, which are also set by the Government.
- 2. 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.
- 3. 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 formal permission under the Highways Act 1980 in the form of an S278 Agreement. Highway Authority and Inspection fees will be payable and a Bond of Surety required as part of the S278 Agreement.

You should contact the S278 Officer for details of how to progress the S278 Agreement:

Mr J Burdett

Highways Development Management Highways Maintenance Division Howden House, 1 Union Street Sheffield S1 2SH

Tel: (0114) 273 6349

Email: james.burdett@sheffield.gov.uk

- 4. The applicant should install any external lighting to the site to meet the guidance provided by the Institution of Lighting Professionals in their document GN01: 2011 "Guidance Notes for the Reduction of Obtrusive Light". This is to prevent lighting causing disamenity to neighbours. The Guidance Notes are available for free download from the 'resource' pages of the Institute of Lighting Professionals' website.
- 5. 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 here:

http://www.sheffield.gov.uk/home/roads-pavements/Address-management

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.

NOTES

The term 'true conditions precedent' is used to mean a condition that expressly requires that development shall not commence until the condition has been complied with, and is central to the consent. Development commencing without complying with these conditions would be unlawful.

Appeals to the Secretary of State

If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State for the Environment under Section 78 of the Town and Country Planning Act, 1990.

<u>Enforcement</u> - If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice. If you want to appeal against your Local Planning Authority's decision on our application, then you must do so within 28 days of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your Local Planning Authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months (12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.

<u>Householder</u> - If this is a decision to refuse planning permission for a householder application, if you want to appeal against your Local Planning Authority's decision then you must do so within 12 weeks of the date of this notice.

<u>Minor Commercial</u> - If this is a decision to refuse planning permission for a minor commercial application, if you want to appeal against your Local Planning Authority's decision then you must do so within 12 weeks of the date of this notice.

<u>All Other Applications</u> - If you want to appeal against your Local Planning Authority's decision then you must do so within 6 months of the date of this notice.

Appeals can be made online at: https://www.gov.uk/planning-inspectorate. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions given under a development order.

Purchase Notices

If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put

the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council. This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter 1 of Part VI of the Town and Country Planning Act 1990.

Notes Regarding Access for Fire Service

Notwithstanding this planning permission, attention is drawn to Section 55 of the South Yorkshire act 1980 which requires that any application made under the Building Regulations shall be rejected unless, after consultation with the Fire Authority, they are satisfied that the plans show:-

- (a) that there will be adequate means of access for the fire brigade to the building or, as the case may be, to the building as extended; and
- (b) that the building or, as the case may be, the extension of the building will not render inadequate existing means of access for the fire brigade to a neighbouring building.

Any queries in this respect should be directed to:-South Yorkshire Fire and Rescue, 197 Eyre Street, Sheffield, S1 3FG. Telephone: 0114 2727202

Demolition

Section 80 (2) of the Building Act 1984 requires that any person carrying out demolition work shall notify the local authority of their intention to do so. This applies if any building or structure is to be demolished in part or whole. (There are some exceptions to this including an internal part of an occupied building, a building with a cubic content of not more than 1750 cubic feet or where a greenhouse, conservatory, shed or pre-fabricated garage forms part of a larger building). Where demolition is proposed in City Centre and /or sensitive areas close to busy pedestrian routes, particular attention is drawn to the need to consult with Environmental Protection Services to agree suitable noise (including appropriate working hours) and dust suppression measures.

Form Dem 1 (Notice of Intention to Demolish) is available from Building Standards, Howden House, 1 Union Street, Sheffield, S1 2SH. Tel (0114) 273 4170 email buildingcontrol@sheffield.gov.uk

Environmental Protection Services can be contacted at DEL, Howden House, 1 Union Street, Sheffield, S1 2SH. Tel (0114) 2734651

TOWN AND COUNTRY PLANNING ACT 1990 (as amended) APPEAL BY Hallam Land Management Limited

An Appeal Against the refusal of Outline Planning Permission 17/04673/OUT for up to 85 residential dwellings including open space (Amended Description) at Land at Junction with Carr Road and Hollin Busk Lane, Sheffield S36 1GH

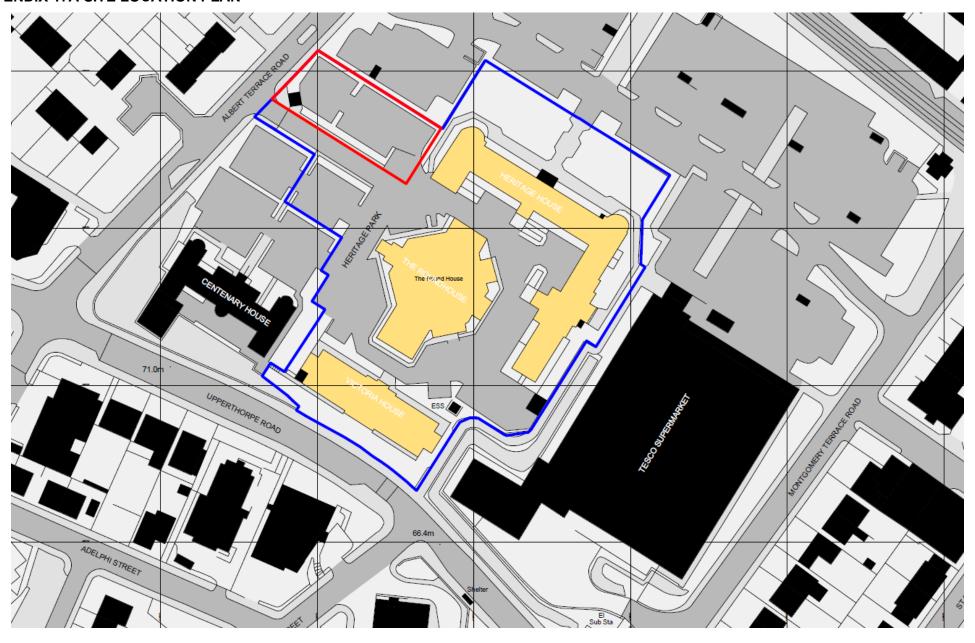
PINS REFERENCE APP/J4423/W/21/3267168 PLANNING APPLICATION REF: 17/04673/OUT

ROLAND BOLTON PROOF OF EVIDENCE: HOUSING AND FIVE YEAR LAND SUPPLY

APPENDIX 17: Heritage Park 55 Albert Terrace Road Sheffield S6 3BR

Prepared by
Roland G Bolton BSc (Hons) MRTPI
Prepared by
Strategic Planning Research Unit
DLP Planning Ltd
Sheffield

APPENDIX 17A SITE LOCATION PLAN



APPENDIX 17B SITE VISIT PHOTOS



APPENDIX 17C DECISION NOTICE 17/04932/FUL

Place Directorate City Growth Service

Chief Planning Officer: Rob Murfin

Howden House 1 Union Street Sheffield S1 2SH



Officer: Marcus Young Tel: (0114) 20 37860 Ref: 17/04932/FUL (Formerly PP- 26 October 2018

06521806)

Franklin Ellis Architects Mr Jon Crabb The Old Pumphouse 5 The Ropewalk Nottingham NG1 5DU

TOWN AND COUNTRY PLANNING ACT 1990 PLANNING PERMISSION

Proposal: Erection of 35 apartments in a five storey building - (Amended drawings

received on the 5 September 2018) AMENDED DESCRIPTION

Location: Heritage Park, 55 Albert Terrace Road, Sheffield, S6 3BR,

Applicant: Toscafield Property Ltd

Planning permission is hereby **GRANTED** for the above-mentioned development in accordance with the application deposited with the Council on 2 May 2018 together with the relevant plans, including any amendments now agreed, subject to the following condition(s), in each case followed by the relevant reason:-

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 Plan(s)

- 2. The development shall be carried out in accordance with the following drawings:-
 - PL-A-21000 Rev D (Site Plan);
 - PL-A-41100 Rev E (Proposed South and West Elevations);
 - PL-A-41101 Rev C (Proposed North and East Elevations);
 - PL-A-21100 Rev C (Proposed Ground and Basement Floor Plans);
 - PL-A-21101 Rev C (Proposed First and Second Floor Plans); and
 - PL-A-21102 Rev C (Proposed Third and Roof Plans)

Large print versions of this letter are available by telephoning (0114) 273 4791

received on the 5 September 2018 from Franklin Ellis Architects

Reason: In order to define the permission

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

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

3. The residential accommodation hereby permitted shall not be occupied unless a scheme of sound insulation works has been installed and thereafter retained. Such scheme of works shall:

a)Be based on the findings of an approved noise survey of the application site, including an

approved method statement for the noise survey

b)Be capable of achieving the following noise levels:

Bedrooms: LAeq (8 hour) - 30dB (2300 to 0700 hours);

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

Other Habitable Rooms: LAeg (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.

4. Before the development is commenced, or an alternative timeframe to be agreed in writing by the Local Planning Authority, full details of suitable and sufficient bicycle/motorcycle parking accommodation within the site shall have been submitted to and approved in writing by the Local Planning Authority and the development shall not be used unless such bicycle/motorcycle parking accommodation has been provided in accordance with the approved plans and thereafter such bicycle/motorcycle parking accommodation shall be retained for the sole use of the occupiers of the development hereby approved.

Reason: To ensure satisfactory parking provision in the interests of traffic safety and the amenities of the locality it is essential for these works to have been carried out before the use commences.

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, or an

alternative fabric first approach to offset an equivalent amount of energy. 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. 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. Large scale details, including materials and finishes, at a minimum of 1:20 scale of the items listed below shall be approved in writing by the Local Planning Authority before that part of the development commences:
 - Windows:
 - External doors:
 - Rainwater goods;

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

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

7. 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 before any masonry works commence and shall be retained for verification purposes until the completion of such works.

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

8. Before any above ground works commence, or within 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.

9. Details of a suitable means of site boundary treatment shall be submitted to and approved in writing by the Local Planning Authority before any above ground works commence, or within an alternative timeframe to be agreed in writing by the Local Planning Authority and the apartment block shall not be used unless

such means of site boundary treatment has been provided in accordance with the approved details and thereafter such means of site enclosure shall be retained.

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

10. No development shall commence until a Landscape and Ecological Management Plan, including short, medium and long term aims and objectives, management responsibilities and maintenance schedules for all distinct areas, has been submitted to and approved in writing by the Local Planning Authority. The Landscape and Ecological Management Plan shall thereafter be implemented as approved.

Reason: In the interests of protecting the biodiversity of the site. It is essential that this condition is complied with before any other works on site commence given that damage to existing habitats is irreversible.

11. 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 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 Compliance Conditions

12. Construction and demolition works that are audible at the site boundary shall only take place between 0730 hours and 1800 hours on Monday to Fridays, and between 0800 hours and 1300 hours on Saturdays, and not at any time on Sundays and Public Holidays.

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

Please Note: There may not be conditions under each heading.

Date of Decision made by the Council's Authorised Officer

26 October 2018

Planning Service Sheffield City Council

Attention is drawn to the following directive(s):

1. Where conditions require details to be submitted, an Application for Approval of Details Reserved by Condition is required (unless the condition gives the option of implementing the details already submitted). The Local Planning Authority is expected to determine these applications within 8 weeks of being validated, so it

is essential to include all the information required. Apply online at www.planningportal.gov.uk. There are fees, which are also set by the Government.

- 2. 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.
- 3. 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.
- 4. When preparing detailed proposals for the development of this site, the developer is advised that the Council will encourage the provision of easily accessible housing, capable of adaptation to meet the needs of various people with mobility impairments. Known as "mobility housing", further details are available together with guidance notes from the Access Officer on (0114) 2734197 or from Planning Enquiries on (0114) 2039183.

NOTES

The term 'true conditions precedent' is used to mean a condition that expressly requires that development shall not commence until the condition has been complied with, and is central to the consent. Development commencing without complying with these conditions would be unlawful.

Appeals to the Secretary of State

If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State for the Environment under Section 78 of the Town and Country Planning Act, 1990.

<u>Enforcement</u> - If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice. If you want to appeal against your Local Planning Authority's decision on our application, then you must do so within 28 days of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your Local Planning Authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months (12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.

<u>Householder</u> - If this is a decision to refuse planning permission for a householder application, if you want to appeal against your Local Planning Authority's decision then you must do so within 12 weeks of the date of this notice.

<u>Minor Commercial</u> - If this is a decision to refuse planning permission for a minor commercial application, if you want to appeal against your Local Planning Authority's decision then you must do so within 12 weeks of the date of this notice.

<u>All Other Applications</u> - If you want to appeal against your Local Planning Authority's decision then you must do so within 6 months of the date of this notice.

Appeals can be made online at: https://www.gov.uk/planning-inspectorate. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions given under a development order.

Purchase Notices

If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put

the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council. This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter 1 of Part VI of the Town and Country Planning Act 1990.

Notes Regarding Access for Fire Service

Notwithstanding this planning permission, attention is drawn to Section 55 of the South Yorkshire act 1980 which requires that any application made under the Building Regulations shall be rejected unless, after consultation with the Fire Authority, they are satisfied that the plans show:-

- (a) that there will be adequate means of access for the fire brigade to the building or, as the case may be, to the building as extended; and
- (b) that the building or, as the case may be, the extension of the building will not render inadequate existing means of access for the fire brigade to a neighbouring building.

Any queries in this respect should be directed to:-South Yorkshire Fire and Rescue, 197 Eyre Street, Sheffield, S1 3FG. Telephone: 0114 2727202

Demolition

Section 80 (2) of the Building Act 1984 requires that any person carrying out demolition work shall notify the local authority of their intention to do so. This applies if any building or structure is to be demolished in part or whole. (There are some exceptions to this including an internal part of an occupied building, a building with a cubic content of not more than 1750 cubic feet or where a greenhouse, conservatory, shed or pre-fabricated garage forms part of a larger building). Where demolition is proposed in City Centre and /or sensitive areas close to busy pedestrian routes, particular attention is drawn to the need to consult with Environmental Protection Services to agree suitable noise (including appropriate working hours) and dust suppression measures.

Form Dem 1 (Notice of Intention to Demolish) is available from Building Standards, Howden House, 1 Union Street, Sheffield, S1 2SH. Tel (0114) 273 4170 email buildingcontrol@sheffield.gov.uk

Environmental Protection Services can be contacted at DEL, Howden House, 1 Union Street, Sheffield, S1 2SH. Tel (0114) 2734651

APPENDIX 17D OCASA HOMES

rightmove 🗅





Ocasa Homes, Heritage Park, Sheffield

Filters (1) ▼

Properties To Rent by Ocasa Homes, Heritage Park, Sheffield, including let agreed > 《 Create Alert



5 results

Newest Listed ▼

Prioritise properties with...

+ Add keyword



£550 pcm

£127 pw

Studio flat

Albert Terrace Road, Sheffield, S6



Reduced on 08/03/2021











£550 pcm

£127 pw

Studio flat

Albert Terrace Road, Sheffield, S6



Reduced on 05/03/2021









£525 pcm

£121 pw

1 bedroom flat

Albert Terrace Road, Sheffield, S6



Reduced on 05/03/2021









£495 pcm

£114 pw

1 bedroom flat share

Albert Terrace Road, Sheffield, S6



Added on 05/02/2021









£480 pcm

£111 pw

1 bedroom flat share

Albert Terrace Road, Sheffield, S6





Added on 05/02/2021







Page

of 1

Rightmove

Search for sale

Search for rent

Commercial for sale

APPENDIX 17E COMPANIES HOUSE

Companies House

<u>Companies House does not verify the accuracy of the information filed</u> (http://resources.companieshouse.gov.uk/serviceInformation.shtml#compInfo)

TOSCAFIELD PROPERTY 3 LIMITED

Company number 11790241

Registered office address
6 Clinton Avenue, Nottingham, England, NG5 1AW

Company status

Active

Company type

Private limited Company

Incorporated on 28 January 2019

Accounts

Next accounts made up to 31 December 2020 due by 30 September 2021

Last accounts made up to 31 December 2019

Confirmation statement

Next statement date 27 January 2022 due by 10 February 2022

Last statement dated 27 January 2021

Nature of business (SIC)

- 68100 Buying and selling of own real estate
- 68209 Other letting and operating of own or leased real estate

Tell us what you think of this service(link opens a new window) (https://www.research.net/r/S78XJMV) Is there anything wrong with this page?(link opens a new window) (https://beta.companieshouse.gov.uk/help/feedback?sourceurl=https://find-and-update.company-information.service.gov.uk/company/11790241)

APPENDIX 17F LAND REGISTRY

Title Number: SYK266549

This title is dealt with by HM Land Registry, Nottingham Office.

The following extract contains information taken from the register of the above title number. A full copy of the register accompanies this document and you should read that in order to be sure that these brief details are complete.

Neither this extract nor the full copy is an 'Official Copy' of the register. An official copy of the register is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy.

This extract shows information current on 12 SEP 2019 at 09:30:14 and so does not take account of any application made after that time even if pending in HM Land Registry when this extract was issued.

REGISTER EXTRACT

Title Number : SYK266549

Address of Property : The Round House, Heritage House and Victoria House, Albert Terrace Road, Heritage Park, Sheffield (S6 3BR)

Price Stated : f12,100,000

Registered Owner(s) : JOHNSON INVESTMENTS LIMITED (incorporated in Guernsey) care of Dentons Uk And Me Llp, One Fleet Place, London EC4M 7WS and of 8th Floor, 167 Fleet Street, London EC4M 2EA and of Wighbridge House, Le Pollet , St Peter Port, Guernsey, GY1 1WL.

Lender(s) : None

Title number SYK266549

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 12 SEP 2019 at 09:30:14. This copy does not take account of any application made after that time even if still pending in HM Land Registry when this copy was issued.

This copy is not an 'Official Copy' of the register. An official copy of the register is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy. If you want to obtain an official copy, the HM Land Registry web site explains how to do this.

A: Property Register

This register describes the land and estate comprised in the title.

SOUTH YORKSHIRE : SHEFFIELD

- 1 (14.10.1982) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being The Round House, Heritage House and Victoria House, Albert Terrace Road, Heritage Park, Sheffield (S6 3BR).
- The land has the benefit of the following rights granted by but is subject to the following rights reserved by the Transfer dated 16 December 1988 referred to in the Charges Register:-

"Together with:-

- 2.1 The right of way on foot only over and along the pathways shown coloured green and green hatched black on the plan annexed hereto provided that the Vendor and its successors in title may divert or reposition the said pathway coloured green subject to the revised position thereof being at least as convenient as the existing right of way
- 2.2 The right of subjacent and lateral support for the property and any buildings erected thereon from the land more particularly delineated and shown edged blue on the plan annexed hereto ("the Blue Land")
- 2.3 The right of the free and uninterrupted passage of and running of water soil gas electricity and telephones in and through the sewers drains wires pipes channels and watercourses which are now made in on over or under the Blue Land
- 2.4 The full and free right and liberty at all reasonable times and upon reasonable notice (and at all times with or without notice in case of emergency) to enter upon the Blue Land for the purpose of inspecting repairing cleansing maintaining replacing renewing or relaying any sewer drain main pipe wire cable watercourse channel conduit or subway the person exercising such right causing as little inconvenience as possible to the Vendor or other occupier of the Blue Land or to any business for the time being conducted upon the Blue Land and doing as little damage to the Blue Land as possible amd making good any damage to the Blue Land thereby occasioned without unreasonable delay to the reasonable satisfaction of the Vendor
- 3. THERE are excepted and reserved to the Vendor its successors in title and persons claiming under them the owners and occupiers from time to time of the Blue Land and persons authorised by them and their servants visitors and agents:-
- 3.1 The full and free right and liberty at all reasonable times and upon reasonable notice (and at all times with or without notice in case of emergency) to enter upon the property for the purpose of carrying out any works of construction decoration maintenance cleansing or repair on the Blue Land the person or persons exercising such right causing as little inconvenience as possible and making good any damage to the property thereby occasioned without unreasonable delay
- 3.2 The right of way on foot only over and along the pathways shown coloured yellow on the plan annexed hereto provided that the Purchaser and its successors in title may divert or reposition the said pathways subject to the revised positions thereof being at least as convenient

A: Property Register continued

as the existing right of way

- 3.3 The right of subjacent and lateral support for the Blue Land and any buildings erected thereon from the property
- 3.4 The right to light and air and any other easement to which the Vendor its successors in title and the persons claiming under them may be entitled in respect of the Blue Land
- 3.5 The full and free right to erect build rebuild and/or alter as the Vendor its successors in title and persons claiming under them may think fit at any time and from time to time any buildings or other structures on the Blue Land and notwithstanding that the access of light and air for the time being enjoyed by the property or any part thereof may be interfered with
- 3.6 The right for the free and uninterrupted passage of and running of water soil gas electricity and telephone in and through the sewers drains wires pipes channels and watercourses which are now made in on over or under the property
- 3.7 The full and free right and liberty at all reasonable times and upon reasonable notice (and at all times with or without notice in case of emergency) to enter upon the property for the purpose of inspecting repairing cleansing maintaining replacing relaying renewing or connecting to any sewer drain main pipe wire cable watercourse channel conduit or subway the person exercising such right causing as little inconvenience as possible to the Purchaser and its successors in title aforesaid and doing as little damage to the property as possible and making good any damage to the property thereby occasioned without unreasonable delay to the reasonable satisfaction of the Purchaser and its successors in title aforesaid
- 3.8 All other easements or rights in the nature of easements or quasi-easements now enjoyed by the Blue Land".

NOTE: Copy plan filed.

- 3 The Transfer dated 16 December 1988 referred to above contains the following provision:-
 - "IT IS HEREBY AGREED AND DECLARED between the parties hereto that:-
 - 6.1 Subject to the express provisions herein contained nothing shall by implication of law or otherwise operate or be deemed to confer upon the Purchaser any easement right or privilege whatsoever over or against the Blue Land or any part thereof which would or might restrict or prejudicially affect the future development or rebuilding or alteration of the Blue Land and the Vendor shall have the right to any time to develop make such alterations to or pull down and rebuild or redevelop the Blue Land or any buildings for the time being thereon as it may deem fit notwithstanding the fact that the access of light and air to or the general amenity of the property or any buildings for the time being thereon may be thereby in any way diminished or prejudicially affected and the Purchaser shall not have any claim against the Vendor on any ground whatsoever for compensation in respect of any damage or disturbance caused by due to or suffered through any such development alteration demolition rebuilding or development as aforesaid
 - 6.2 Nothing herein contained shall by implication of law or otherwise impose or be deemed to impose any restriction on the use of any land or building not comprised in this Transfer or to prevent in any way the development of the Blue Land"
- By the Deed of Variation dated 13 August 1992 referred to in the Charges Register the rights granted in paragraph 2.1 of the Transfer dated 16 December 1988 referred to above were released to the extent as therein mentioned.

The said Deed also contains a provision as to boundaries.

5 (04.12.2014) A new title plan based on the latest revision of the Ordnance Survey Map has been prepared.

A: Property Register continued

- 6 (25.11.2015) The land edged and numbered in green on the title plan has been removed from this title and registered under the title number or numbers shown in green on the said plan.
- 7 (25.11.2015) The land has the benefit of any legal easements reserved by a Transfer of the land edged and numbered SYK634229 in green on the title plan dated 17 April 2015 made between (1) Cartfield Limited and (2) Mandelgarde Management Ltd but is subject to any rights that are granted by the said deed and affect the registered land.

NOTE: Copy filed under SYK634229.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 (14.03.2019) PROPRIETOR: JOHNSON INVESTMENTS LIMITED (incorporated in Guernsey) care of Dentons Uk And Me Llp, One Fleet Place, London EC4M 7WS and of 8th Floor, 167 Fleet Street, London EC4A 2EA and of Wighbridge House, Le Pollet , St Peter Port, Guernsey, GY1 1WL.
- 2 (25.11.2015) RESTRICTION: No transfer (or lease (excluding leases of substations granted to statutory undertakers) expiring more than 60 years after the date of the lease) of the registered estate by the proprietor of the registered estate or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction is to be completed by registration without a certificate signed by a conveyancer that the provisions of clause 12.6 of the Transfer dated 17 April 2015 referred to in the Property Register have been complied with or that they do not apply to the disposition.
- 3 (14.03.2019) The price stated to have been paid on 7 February 2019 was £12,100,000.
- 4 (14.03.2019) The Transfer to the proprietor contains a covenant to observe and perform the covenants referred to in the Charges Register and of indemnity in respect thereof.

C: Charges Register

This register contains any charges and other matters that affect the land.

- The land is subject to the following rights reserved by a Conveyance of the land in this title and other land dated 3 September 1982 made between (1) The Secretary of State For Social Services (Vendor) (2) Barton Property Investments Limited and (3) Barton Property Investments (Northern) Limited (Sub-Purchasers):-
 - "EXCEPT AND RESERVING unto the Vendor the items deposited beneath the foundation stone of the main building (shown hatched yellow on the said plan) and in the event of demolition of the said main building the Sub-Purchaser shall make every endeavour to locate such foundation stone and shall afford all reasonable facilities to the Vendor for the recovery of such items".

NOTE: No copy of the plan referred to is held by Land Registry.

2 An Agreement dated 14 November 1985 made between (1) South Yorkshire County Council and (2) Barton Property Investments (Northern) Limited relates to the dedication of land for use as highway.

NOTE: No copy of the Agreement referred to is held by Land Registry.

C: Charges Register continued

- A Transfer of the land in this title dated 16 December 1988 made between (1) Barton Property Investments (Northern) Limited (Vendor) and (2) Provincial House (Sheffield) Limited contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- By a Deed of Variation dated 13 August 1992 made between (1) Provincial House (Sheffield) Limited and (2) Barton Property Investments the covenants in Clause 4.3 of the Transfer dated 16 December 1988 were released as therein mentioned.

Schedule of restrictive covenants

1 The following are details of the covenants contained in the Transfer dated 16 December 1988 referred to in the Charges Register:-

"THE Purchaser hereby covenants on behalf of itself its successors in title and the persons claiming under them the owners and occupiers from time to time of the property in favour of the Vendor it successors in title and the persons claiming under them the owners and occupiers from time to time of the Blue Land with intent to bind the property and each and every part thereof and to benefit the Blue Land and each and every part thereof as follows:-

- 4.1 Not to use or permit the area shown coloured brown on the plan annexed hereto ("the Brown Land") to be used otherwise than for landscaping and to keep the Brown Land in good and substantial repair well cultivated mown and maintained and in a clean and tidy condition and when and where necessary to replace or renew all trees bushes plants and grass thereon
- 4.2 Not to use the pathways shown coloured yellow on the plan annexed hereto otherwise than as pathways (subject to the right to divert or reposition the same previously referred to when this covenant shall apply to the pathways as diverted or repositioned) and to keep the same in good and substantial repair and in a clean and tidy condition
- 4.3 To pay to the Vendor and its successors in title upon demand one half of the cost reasonably and properly incurred by the Vendor and its successors in title in repairing maintaining and insuring the pathways shown coloured green and green hatched black on the plan annexed hereto
- 4.4 Not to use the property or permit the same to be used for the retail sale of food other than as ancillary to any residential or community use of the property or the social facilities connected therewith
- 4.5 Not to carry on or permit or suffer to be done in or upon the property or any part theeof any act or thing which shall or may be or become a nuisance damage annoyance disturbance or inconvenience to the Purchaser its successors in title and to any owner or occupier of or other party for the time being interested in the Blue Land or any part thereof

.....

4.7 To maintain any sewers drains wires pipes channels and watercourses which are now made in on or under the property and serving the Blue Land jointly with the property in good and substantial repair and condition and in the event of breach of this covenant to permit the Vendor and its successors in title and others aforesaid the owners and occupiers from time to time of the Blue Land at all reasonable times and upon reasonable notice (and at all times with or without notice in case of emergency) to enter upon the property in order to repair and maintain the same (if necessary) and to carry out the requisite works the costs which would not otherwise have been payable by the Vendor or its successors in title and others aforesaid being recoverable from the Purchaser or its successors in title and others aforesaid and to any business for the time being conducted upon the property and doing as little damage to the property as possible and making good any damage to the property thereby occasioned without unreasonable delay to the reasonable satisfaction of the Purchaser and its successors in title

Schedule of restrictive covenants continued

and others aforesaid

- 4.8 Not to cause any damage or obstruction to any sewers drains wires pipes channels and watercourses which are now made in on over or under the Blue Land and which serve the property jointly with the Blue Land
- 4.9 To pay to the Vendor or its successors in title and others aforesaid on demand a proportionate part of the costs and expenses incurred by the Vendor or its successors in title and others aforesaid in repairing maintaining renewing and cleansing any sewers drains wires pipes channels and watercourses which are now made in on over or under the Blue Land and serving the property jointly with the Blue Land such proportion being determined by reference to the proportion which the gross internal floor area of the buildings constructed on the property from time to time using such service media bears to the aggregate of the gross internal floor areas of such buildings and the buildings constructed on the Blue Land from time using such service media
- 4.10 Not to sell transfer convey let or otherwise dispose of the property or any part thereof without first procuring that the person or persons to whom the whole or any part of the property is transferred conveyed or let enter into a covenant with the Vendor or its successors in title the owners and occupiers from time to time of the Blue Land to perform and observe the covenants on the part of the Purchaser contained in this Clause 4".

NOTE: Copy plan filed.

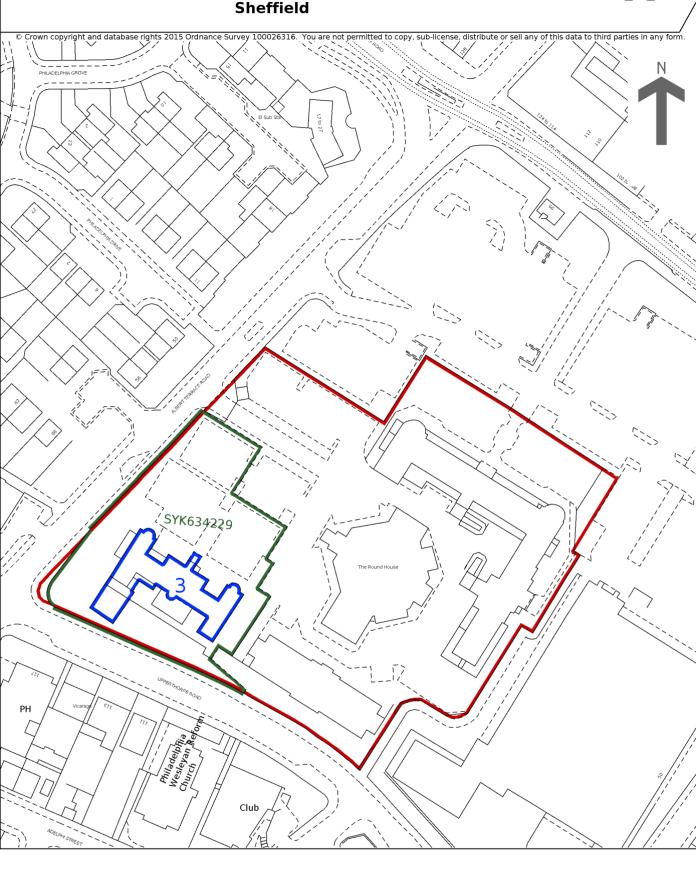
End of register



Title number SYK266549 Ordnance Survey map reference SK3488SW Scale 1:1250







This is a copy of the title plan on 12 SEP 2019 at 09:30:14. This copy does not take account of any application made after that time even if still pending in HM Land Registry when this copy was issued.

This copy is not an 'Official Copy' of the title plan. An official copy of the title plan is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy. If you want to obtain an official copy, the HM Land Registry web site explains how to do

HM Land Registry endeavours to maintain high quality and scale accuracy of title plan images. The quality and accuracy of any print will depend on your printer, your computer and its print settings. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

This title is dealt with by HM Land Registry, Nottingham Office.

APPENDIX 17G FINN AND CO ADVERT







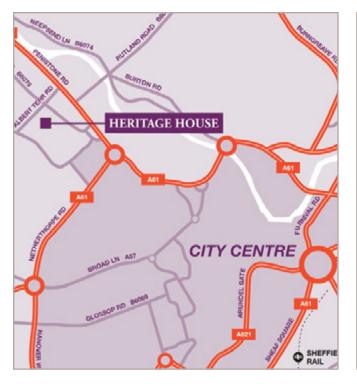
INVESTMENT SUMMARY

- + Sheffield is the fourth largest city in England
- + Conveniently situated one mile north of the City Centre
- + Centenary House is one of four buildings situated in an attractive office complex with generous parking
- + Grade II listed
- + Freehold
- + NHS have been in occupation for 15 years
- + Totals approx. 17,300 sq ft
- + Let to Sheffield Children's NHS Foundation Trust on a new 11 year FRI lease
- + RPI increase in June 2020 (collared 3% and capped 5%)
- + Tenants break in June 2020
- + Low re-based rent
- + £155,700 p.a (£9.00 psf overall)
- + 40 demised car parking spaces (1:484 sq ft)
- + Offers in excess of £1,635,000, subject to contract and exclusive of VAT
- + Reflects an attractive NIY of 9% (assuming standard purchasers costs of 5.8%)
- + Low capital value of only £94.50 psf

INITIAL YIELD OF

9%















LOCATION

Sheffield is the UK's fifth largest city and the principal commercial and administrative centre for South Yorkshire. It lies 34 miles south of Leeds, 36 miles south east of Manchester, 87 miles north east of Birmingham and 150 miles to the north of Central London.

Sheffield has excellent road communications being bounded to the north east by the M1 motorway which is approximately three miles from the centre. The M1 links to the M18 motorway which connects with the A1 eight miles to the east.

Sheffield mainline Railway Station provides services to the following UK cities in the approximate journey times:

London (St Pancras)	125 minutes
Manchester	50 minutes
Leeds	40 minutes
Birmingham	65 minutes
Nottingham	45 minutes

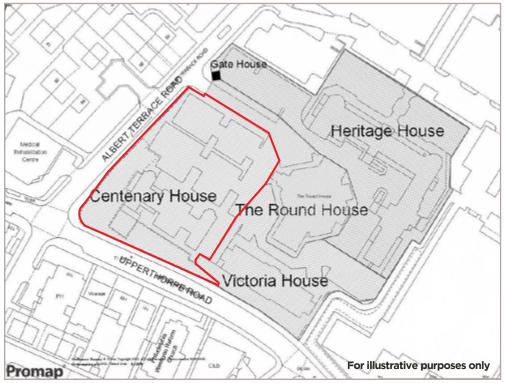
Sheffield also benefits from Supertram with three light rail routes covering 29 km of the city.

The nearest airports are Doncaster Robin Hood Airport, located approximately 20 miles to the north east and East Midlands Airport 39 miles to the south.







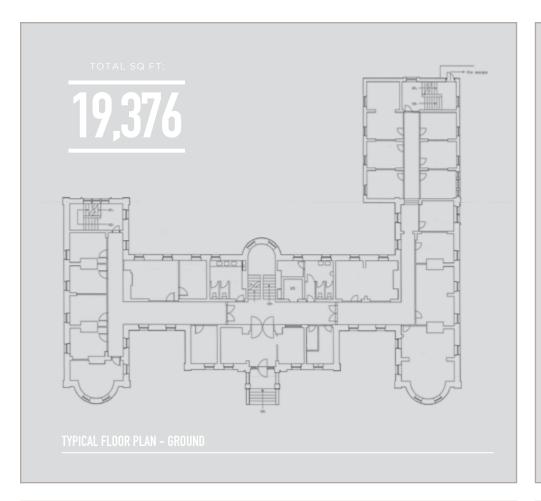


DESCRIPTION

Centenary House is located towards the north western corner of the site and is Grade II Listed, believed to date from the end of the 19th century. This attractive stone building is arranged on lower ground, ground and three upper floors on either side of a central core including the main staircase, passenger lift and male and female WCs. The specification includes carpeted floors, suspended ceilings and recessed fluorescent lighting. The building is currently used as offices and health related consulting rooms.

Heritage Park extends to 3.67 acres and comprises of four buildings within a self-contained campus environment.

Centenary House benefits from a generous allocation of 40 car parking spaces, providing a ratio of 1:484 sq ft



SITUATION

Heritage Park is situated on Infirmary Road, approximately 1 mile North West of the City Centre. The property lies 200m from the A61, one of the main arterial routes into Sheffield. The property is accessed from Albert Terrace Road and is located next to the Infirmary Road tram station. As such, it has excellent commuter links to the rest of the City.

Heritage Park benefits from local amenities with a Tesco supermarket situated immediately adjacent to the site. Together with on site parking and cafe facilities.

There are nearby tram and bus stops located on Infirmary Road with direct links to the City Centre, Sheffield train station and the University.

The principal access point into the site is from Albert Terrace Road to the north western boundary which provides a direct link to the A61 Penistone Road approximately 200 metres to the north east, one of the main arterial routes for the City.

ACCOMMODATION

The property benefits from the following approximate areas:

Floor	Sq M	Sq Ft
Lower Ground	228	2,450
Ground Offices	348	3,750
First	368	3.960
Second	368	3.960
Third	295	3,180
Total	1,607	17,300



TENURE

Freehold

TENANCY

The property is let to Sheffield Children's NHS Foundation Trust on a new 11 year Full Repairing and Insuring lease from 23rd October 2014 with an upward only rent review and tenant only break on 24th June 2020, subject to six months notice. If the tenant does not exercise their break, the tenant is to benefit from two years at half rent.

NHS have been in occupation of the building for fifteen years.

A re-based rent has been documented. The stepped rent arrangement is as follows:

- + £117,000 pa until June 2015
- + £77,850 pa from June 2015 until October 2016
- + £155,700 pa from October 2016 until the review date and thereafter

The vendor will top up the rent until October 2016.

TENANT INFORMATION

Sheffield Children's Hospital was first established in 1876. Since 1948 it has provided services under the NHS and in 1992 it was established as an NHS Trust. In August 2006 it became Sheffield Children's NHS Trust.

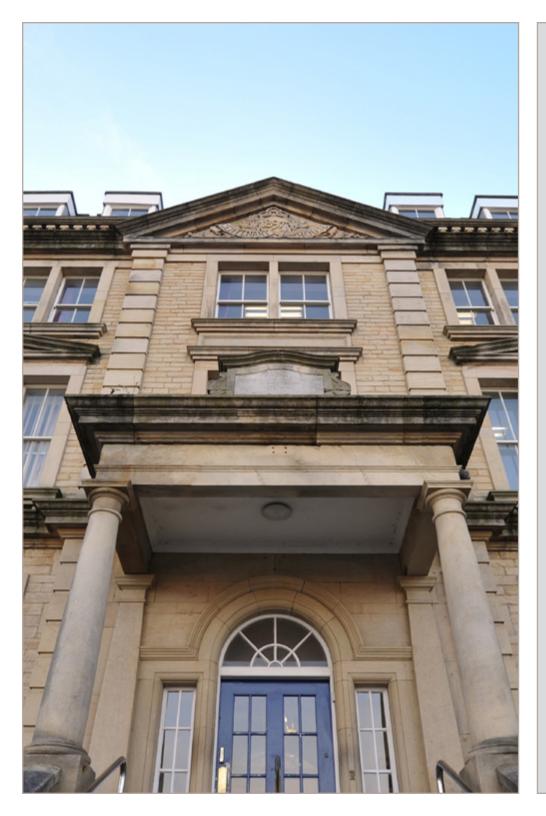
Sheffield Children's NHS Foundation Trust is one of only four dedicated children's hospital trusts in the UK and provides integrated healthcare for children and young people, including community and mental health care as well as acute and specialist services.

The trust employs 2,900 staff.









EPC

VAT

EPC rating is D 94. A copy of the certificate is available upon request.

The property is subject to VAT although it is anticipated this will be dealt with as a TOGC

USE

Offices within class B1.

PROPOSAL

Quoting offers in excess of £1,635,000 (ONE MILLION, SIX HUNDRED AND THIRTY FIVE THOUSAND POUNDS), being subject to contract and exclusive of VAT.

This reflects a net initial yield of 9% (assuming standard purchasers costs of 5.8%) and a low capital value of £94.50 psf.

CONTACT



Finn & Company 1 Portland Place London W1B 1PN

Tel: 020 7631 1202 Fax: 020 7631 1203

www.finnandcompany.co.uk

Mathew Finn

mathew@finnandcompany.co.uk

Charles Curtis

charles@finnandcompany.co.uk

Ali Rana

ali@finnandcompany.co.uk

Subject to contract.

Misrepresentation Act: Finn & Company for themselves and for the vendors of these properties whose agent they are give notice that:1. These particulars do not constitute, nor constitute any part of the offer for sale or contract for sale. 2. All statements contained in these particulars as to these properties are made without responsibility on the part of Finn & Co or the vendors or lessors. 3. None of the statements contained in these particulars as to these properties are to be relied on as statements or representations of fact. 4. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. Any plans or photographs or drawings shown in these particulars are to enable prospective purchasers or tenants to locate the properties. The plans are photographically reproduces and therefore not to scale except where expressly stated. The plans or photographs or drawings are not intended to depict the interest to be disposed of. Where location plans are based on Ordnance Survey maps this is with the consent of HM Stationery Office, Crown Copyright Reserved. 6. No warranty or undertaking is given in respect of the repair or condition of the properties or any items expressed to be included in the sale. 7. Any properties or drawings of the relevant properties or part thereof or the neighbouring areas may not depict the properties or the neighbouring areas at the date a prospective purchaser or tenant inspects the brochure. Prospective purchasers or tenants are strongly advised to inspect the properties and neighbouring areas. 8. Finn & Company have not measured the properties and have relied upon clients information. Therefore Finn & Co give no warranty as to their correctness or otherwise and the purchasers must rely on their own measurements.9. All terms quoted are exclusive of value added tax unless otherwise stated. 10. The vendors do not give and neither Finn & Co nor any person in their employment has any warranty whatsoever in relation to these properties. 11. These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. 12. These details were prepared as of Feb 2015.

TOWN AND COUNTRY PLANNING ACT 1990 (as amended) APPEAL BY Hallam Land Management Limited

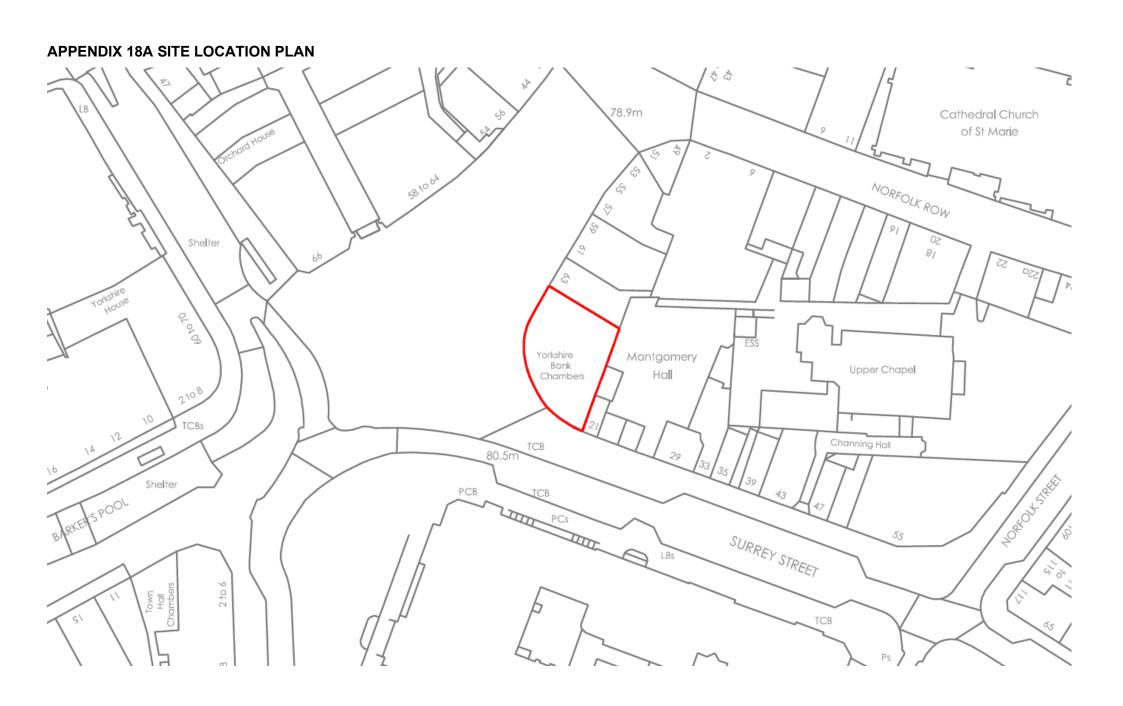
An Appeal Against the refusal of Outline Planning Permission 17/04673/OUT for up to 85 residential dwellings including open space (Amended Description) at Land at Junction with Carr Road and Hollin Busk Lane, Sheffield S36 1GH

PINS REFERENCE APP/J4423/W/21/3267168 PLANNING APPLICATION REF: 17/04673/OUT

ROLAND BOLTON PROOF OF EVIDENCE: HOUSING AND FIVE YEAR LAND SUPPLY

APPENDIX 18: Yorkshire Bank Chambers, Fargate, Sheffield S1 2HD

Prepared by
Roland G Bolton BSc (Hons) MRTPI
Prepared by
Strategic Planning Research Unit
DLP Planning Ltd
Sheffield



APPENDIX 18B SITE VISIT PHOTOS





APPENDIX 18C LSH COMMERCIAL OFFICE ADVERT



Search \wp

Explore \checkmark



Home / Commercial property search / Yorkshire Bank Chambers Fargate, Sheffield, S1 2HD

FOR RENT

OFFICE, SHEFFIELD, S1

Yorkshire Bank Chambers

Fargate

Sheffield

S1 2HD

Contact us







Contact us

Lambert Smith Hampton	Search 🔑	Explore 🗸	
The subject pre	emises are situated above the	Ref:	2031734
Yorkshire Bank	retail unit and front directly on to	Tenure:	Leasehold
Fargate. The av	ailable space comprises self-	Types:	Office
contained office	e suites over floors 2 and 3 with a	Size:	1,735 sq ft
communal stai	rway and entrance via Surrey Street.	Rent:	£7.50 per sq ft
		Contact us	

Key Features

City Centre Office Space

Self Contained Suites

Located in Heart of the City

Great Access to Transport and Amenities

Open Plan and Partitioned Suites

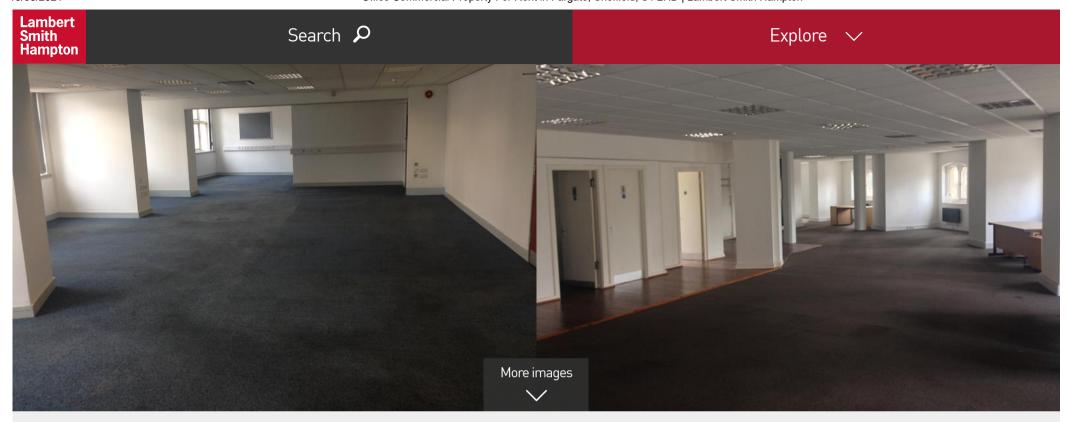
Lambert Smith Hampton

Search 🔎

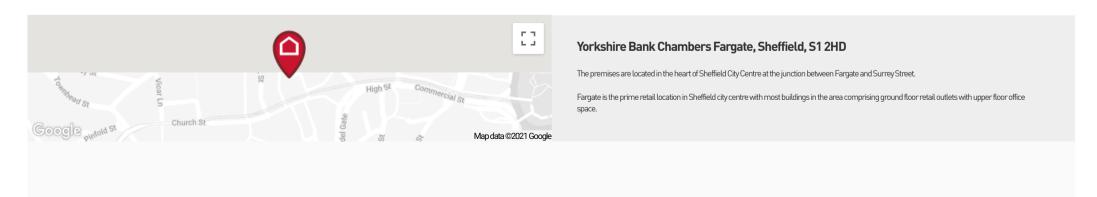
Explore \checkmark







LOCATION





Search \wp

Explore \checkmark



DATA ROOM ~

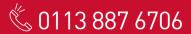
ADDITIONAL INFO ✓

GET IN TOUCH

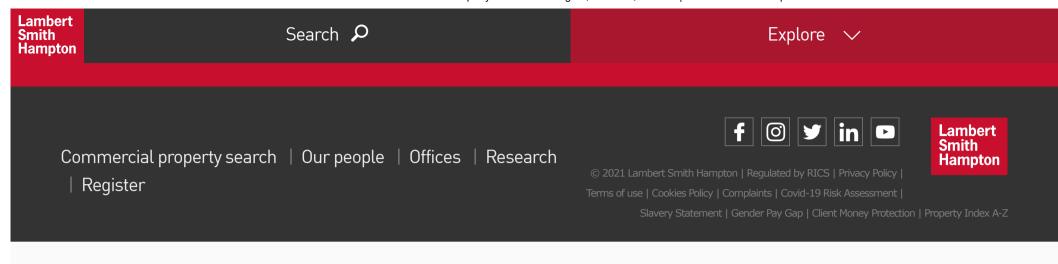


Ross Firth

Director Office Advisory



Email me direct



APPENDIX 18D DECISION NOTICE 18/01781/ORPN

Place Directorate City Growth Service

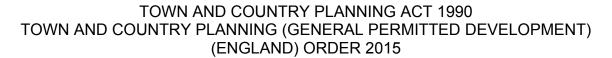
Chief Planning Officer: Rob Murfin

Howden House 1 Union Street Sheffield S1 2SH

eleanor.ridge@sheffield.gov.uk

Officer: Eleanor Ridge Tel: (0114) 2053160 Ref: 18/01781/ORPN 21 February 2019

Den Architecture Ltd Mr David Ramsden 8 Wharf Street Leeds LS2 7EQ



Proposal: Use of 2nd/3rd/4th foors of office building (Use Class B1a) as 12 no.

residential units (Use Class C3)

Location: Yorkshire Bank Chambers, Fargate, Sheffield, S1 2HD,

Applicant: Mr Raj Soni

Prior Approval is hereby **GRANTED CONDITIONALLY** for the above-mentioned development in accordance with the application deposited with the Council on 17 July 2018 together with the relevant plans, including any amendments now agreed and subject to the following conditions:-

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

Drawing Numbers: 004, 005 and 008 Refuse Collection Method Statement

Reason: In order to define the permission.

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, 5th Floor (North), Howden House, 1 Union Street, Sheffield, S1 2SH: Tel. (0114) 2734651, or by email at epsadmin@sheffield.gov.uk.

Large print versions of this letter are available by telephoning (0114) 273 5804



- The residential accommodation hereby permitted shall not be occupied unless a scheme of sound insulation works has been installed and thereafter retained. Such scheme of works shall:
 - a) Be based on the findings of an approved noise survey of the application site, including an approved method statement for the noise survey.
 - b) Be capable of achieving the following noise levels:
 Bedrooms: Noise Rating Curve NR25 (2300 to 0700 hours);
 Living Rooms & Bedrooms: Noise Rating Curve NR30 (0700 to 2300 hours);
 Other Habitable Rooms: Noise Rating Curve NR35 (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.

[Noise Rating Curves should be measured as an LZeq at octave band centre frequencies 31.5 Hz to 8 kHz.]

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

- The applicant should install any external lighting to the site to meet the guidance provided by the Institution of Lighting Professionals in their document GN01: 2011 "Guidance Notes for the Reduction of Obtrusive Light". This is to prevent lighting causing disamenity to neighbours. The Guidance Notes are available for free download from the 'resource' pages of the Institute of Lighting Professionals' website.
- Before the use of the development is commenced, Validation Testing of the sound attenuation works shall have been carried out and the results submitted to and approved by the Local Planning Authority. Such Validation Testing shall: a)Be carried out in accordance with an approved method statement.
 - b) Demonstrate that the specified noise levels 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.

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

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

The residential accommodation shall be serviced in accordance with the details of the method statment for refuse collection dated 18/02/2019.

Reason: In order to ensure that the accommodation is appropriately serviced and is not detrimental to amenity or highway safety.

Date of Decision made by the Council's Authorised Officer

21 February 2019

Planning Service Sheffield City Council

TOWN AND COUNTRY PLANNING ACT 1990 (as amended) APPEAL BY Hallam Land Management Limited

An Appeal Against the refusal of Outline Planning Permission 17/04673/OUT for up to 85 residential dwellings including open space (Amended Description) at Land at Junction with Carr Road and Hollin Busk Lane, Sheffield S36 1GH

PINS REFERENCE APP/J4423/W/21/3267168 PLANNING APPLICATION REF: 17/04673/OUT

ROLAND BOLTON PROOF OF EVIDENCE: HOUSING AND FIVE YEAR LAND SUPPLY

APPENDIX 19: Dragoon Court, Hillsborough Barracks, Penistone Road, S6 2GZ

Prepared by
Roland G Bolton BSc (Hons) MRTPI
Prepared by
Strategic Planning Research Unit
DLP Planning Ltd
Sheffield

APPENDIX 19A SITE LOCATION PLAN



APPENDIX 19B SITE VISIT PHOTOS





APPENDIX 19C DECISION NOTICE 19/00112/FUL

Place Directorate City Growth Department

Planning Services
Howden House · 1 Union Street · Sheffield · S1 2SH



Officer: Michael Cain Tel: (0114) 203 7857 Ref: 19/00112/FUL (Formerly PP- 22 August 2019

07464083)

Headoffice3
Glen Harding
Cartelli House
3 Hawthorn Park
Coal Road
Leeds
LS14 1PQ

TOWN AND COUNTRY PLANNING ACT 1990 PLANNING PERMISSION

Proposal: Use of offices (Use Class B1a) as 32 residential units (Use Class C3)

including replacement windows and doors

Location: Dragoon Court, Hillsborough Barracks, Penistone Road, Owlerton,

Sheffield, S6 2GZ,

Applicant: Smillie

Planning permission is hereby **GRANTED** for the above-mentioned development in accordance with the application deposited with the Council on 5 March 2019 together with the relevant plans, including any amendments now agreed, subject to the following condition(s), in each case followed by the relevant reason:-

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 Plan(s)

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

Proposed Site Plan - Drawing No: P54121 - A(10)00-001 Revision P4 received 24th July 2019

Large print versions of this letter are available by telephoning (0114) 273 4791

Proposed Site Plan Extract - Drawing No: P54121 - A(10)00-002 Revision P2 received 24th July 2019

Proposed Site Parking Plan - Drawing No: P54121 - A(10)00-003 Revision P0 received 24th July 2019

Proposed Landscaping Plan - Drawing No: P54121 - A(10)00-004 Revision P1 received 24th July 2019

Proposed Floor Plans - Drawing No: P54121 - A(10)XX-001 Revision P2 received 3rd May 2019

Proposed Elevations - Drawing No: P54121 - A(20)XX-001 Revision P1 received 3rd May 2019

Window and door schedule - Drawing No: P54121 - A(50)XX-001 Revision P4 received 3rd May 2019

Venta Acoustics letter ref. VA2507.190424.L1 dated 24th April 2019 (uploaded 25th June 2019)

Sustainability Statement received 19th February 2019

Reason: In order to define the permission.

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

3. No development shall commence until the actual or potential land contamination and ground gas contamination at the site shall have been investigated and a Phase 1 Preliminary Risk Assessment Report shall have been submitted to and approved in writing by the Local Planning Authority. The Report shall be prepared in accordance with Contaminated Land Report CLR11 (Environment Agency 2004).

Reason: In order to ensure that any contamination of the land is properly dealt with and the site is safe for the development to proceed, it is essential that this condition is complied with before the development is commenced.

4. 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 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 and the site is safe for the development to proceed, it is essential that this condition is complied with before the development is commenced.

5. 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 and the site is safe for the development to proceed, it is essential that this condition is complied with before the development is commenced.

6. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved statement shall be adhered to throughout the construction period. The statement shall provide for:-

The parking of vehicles of site operatives and visitors;
Means of access for construction traffic;
Loading and unloading of plant and materials;
Storage of plant and materials used in constructing the development;
Measures to prevent mud/debris being deposited on the public highway.

Reason: In the interests of highway safety.

7. No development shall commence until full details of measures to protect the existing trees to be retained, have been submitted to and approved in writing by the Local Planning Authority and the approved measures have thereafter been implemented. These measures shall include a construction methodology statement and plan showing accurate root protection areas and the location and details of protective fencing and signs. Protection of trees shall be in accordance with BS 5837, 2005 (or its replacement) and the protected areas shall not be disturbed, compacted or used for any type of storage or fire, nor shall the retained trees, shrubs or hedge be damaged in any way. The Local Planning Authority shall be notified in writing when the protection measures are in place and the protection shall not be removed until the completion of the development.

Reason: In the interests of protecting the identified trees on site. It is essential that this condition is complied with before any other works on site commence given that damage to trees is irreversible.

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

- 8. The residential accommodation hereby permitted shall not be occupied unless a scheme of sound insulation works has been installed and thereafter retained. Such scheme of works shall:
 - a) Be based on the findings of the approved noise survey Venta Acoustics report ref. Report VA2507.181204.NIA (04/12/2018), and the recommendations, as revised by the addendum submission ref. VA2507.190424.L1 (24/04/2019).
 - b) Be capable of achieving the following noise levels:

Bedrooms: LAeq (8 hour) - 30dB (2300 to 0700 hours);

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

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

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

c) Include a system of alternative ventilation to all habitable rooms, acoustically treated for all bedrooms.

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.

9. Large scale details, including materials and finishes, at a minimum 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:

Windows Doors Rainwater Goods

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, specifications and finishes of all new external doors and windows, including frame section sizes, reveal depths and any mouldings and architraves at a minimum of 1:20 shall be approved in writing by the Local Planning Authority before that part of the development commences. Thereafter, the doors and windows shall be installed in accordance with the approved details.

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

11. 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.

12. 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 development 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 Sheffield City Council 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.

13. Prior to the commencement of development full details of the design of the bin store shall be submitted to and approved in writing by the Local Planning Authority. The store shall be erected in accordance with the agreed details prior to the occupation of the development.

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

14. Notwithstanding the detail on the submitted plans, before the development is commenced, or 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 development shall not be used unless such cycle parking accommodation has been provided in accordance with the approved plans and thereafter such cycle parking accommodation shall be retained for the sole use of the occupiers of the development hereby approved.

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

15. Notwithstanding the approved plans, full details of the design and location of all new external light fittings shall be submitted to and approved in writing by the Local Planning Authority before that part of the development commences. Thereafter the development shall be carried out in accordance with the approved details.

Reason: In the interest of the visual amenity of the area and to protect the character of the Listed Building

16. Details of the location, specification and appearance of all new services to the building (including meter boxes, outlets and inlets for gas, electricity, telephones, security systems, cabling, trunking, soil and vent stacks, fresh and foul water supply and runs, heating, air conditioning, ventilation, extract and odour control equipment, pipe runs and internal and external ducting) shall be approved in writing by the Local Planning Authority before installation.

Reason: In order to protect the character of the original building.

Other Compliance Conditions

17. The parking/manoeuvring facilities, indicated on the submitted plan, shall be surfaced in a solid bound material (ie not loose chippings) and made available for the manoeuvring and parking of motor vehicles prior to the development being brought into use, and shall be retained for that sole purpose at all times.

Reason: to ensure that satisfactory off street parking/manoeuvring are provided, in the interests of highway safety and the free and safe flow of traffic.

18. Vehicular and pedestrian gradients within the site shall not exceed 1:12.

Reason: to ensure safe and adequate access.

19. The access/egress to Swamp Walk shall be restricted to pedestrians and cyclists only.

Reason: In the interests of road safety.

20. The approved landscape works shall be implemented prior to the development being brought into use or within an alternative timescale to be first approved in writing 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 it is essential for these works to have been carried out before the use commences.

21. The development shall not be used unless the car parking accommodation has been provided in accordance with the approved plans and thereafter such car accommodation shall be retained for the sole use of the occupiers of the development hereby approved.

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

Please Note: There may not be conditions under each heading.

Date of Decision made by the Council's Authorised Officer

22 August 2019

Planning Service Sheffield City Council

Attention is drawn to the following directive(s):

- 1. Where conditions require details to be submitted, an Application for Approval of Details Reserved by Condition is required (unless the condition gives the option of implementing the details already submitted). The Local Planning Authority is expected to determine these applications within 8 weeks of being validated, so it is essential to include all the information required. Apply online at www.planningportal.gov.uk. There are fees, which are also set by the Government.
- 2. 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.
- 3. 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.

Please note: You must not start work until you have submitted and had acknowledged a CIL Form 6: Commencement Notice. Failure to do this will result in surcharges and penalties.

- 4. 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, 5th Floor (North), Howden House, 1 Union Street, Sheffield, S1 2SH: Tel. (0114) 2734651, or by email at epsadmin@sheffield.gov.uk.
- 5. 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 here:

http://www.sheffield.gov.uk/home/roads-pavements/Address-management

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.

- 6. The applicant should install any external lighting to the site to meet the guidance provided by the Institution of Lighting Professionals in their document GN01: 2011 "Guidance Notes for the Reduction of Obtrusive Light". This is to prevent lighting causing disamenity to neighbours. The Guidance Notes are available for free download from the 'resource' pages of the Institute of Lighting Professionals' website.
- 7. The applicant is advised that the Local Planning Authority has reason to believe that the application site may contain bats which are protected by law. Separate controls therefore apply, regardless of this planning approval. Further information can be found at the following website:

https://www.gov.uk/government/publications/european-protected-species-apply-for-a-mitigation-licence

If protected species are encountered at any point, then please contact Sheffield City Council's Ecology Unit on Telephone Number 0114 250 0500.

All site contractors should be briefed as to the possibility of bats being present. If a bat (or bats) are found, all work in that area should cease immediately and advice sought from an appropriately licensed ecologist. If a bat is in imminent

danger of injury or death it should be carefully removed from potential harm and placed in a dark container with adequate air holes. Thick work gloves should be worn to handle bats.

NOTES

The term 'true conditions precedent' is used to mean a condition that expressly requires that development shall not commence until the condition has been complied with, and is central to the consent. Development commencing without complying with these conditions would be unlawful.

Appeals to the Secretary of State

If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State for the Environment under Section 78 of the Town and Country Planning Act, 1990.

<u>Enforcement</u> - If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice. If you want to appeal against your Local Planning Authority's decision on our application, then you must do so within 28 days of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your Local Planning Authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months (12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.

<u>Householder</u> - If this is a decision to refuse planning permission for a householder application, if you want to appeal against your Local Planning Authority's decision then you must do so within 12 weeks of the date of this notice.

<u>Minor Commercial</u> - If this is a decision to refuse planning permission for a minor commercial application, if you want to appeal against your Local Planning Authority's decision then you must do so within 12 weeks of the date of this notice.

<u>All Other Applications</u> - If you want to appeal against your Local Planning Authority's decision then you must do so within 6 months of the date of this notice.

Appeals can be made online at: https://www.gov.uk/planning-inspectorate. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions given under a development order.

Purchase Notices

If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council. This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter 1 of Part VI of the Town and Country Planning Act 1990.

Notes Regarding Access for Fire Service

Notwithstanding this planning permission, attention is drawn to Section 55 of the South Yorkshire act 1980 which requires that any application made under the Building Regulations shall be rejected unless, after consultation with the Fire Authority, they are satisfied that the plans show:-

- (a) that there will be adequate means of access for the fire brigade to the building or, as the case may be, to the building as extended; and
- (b) that the building or, as the case may be, the extension of the building will not render inadequate existing means of access for the fire brigade to a neighbouring building.

Any queries in this respect should be directed to:-South Yorkshire Fire and Rescue, 197 Eyre Street, Sheffield, S1 3FG. Telephone: 0114 2727202

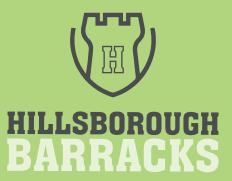
Demolition

Section 80 (2) of the Building Act 1984 requires that any person carrying out demolition work shall notify the local authority of their intention to do so. This applies if any building or structure is to be demolished in part or whole. (There are some exceptions to this including an internal part of an occupied building, a building with a cubic content of not more than 1750 cubic feet or where a greenhouse, conservatory, shed or pre-fabricated garage forms part of a larger building). Where demolition is proposed in City Centre and /or sensitive areas close to busy pedestrian routes, particular attention is drawn to the need to consult with Environmental Protection Services to agree suitable noise (including appropriate working hours) and dust suppression measures.

Form Dem 1 (Notice of Intention to Demolish) is available from Building Standards, Howden House, 1 Union Street, Sheffield, S1 2SH. Tel (0114) 273 4170 email buildingcontrol@sheffield.gov.uk

Environmental Protection Services can be contacted at DEL, Howden House, 1 Union Street, Sheffield, S1 2SH. Tel (0114) 2734651

APPENDIX 19D ALLSOP ADVERT



HIGH YIELDING MIXED USE INVESTMENT WITH VALUE ADD POTENTIAL











INVESTMENT CONSIDERATIONS

- Sheffield is the commercial, administrative and retail centre of **South Yorkshire**
- National and local transport links are excellent with Sheffield Station providing regular national rail services to London Kings Cross and The Supertram service which runs from the City Centre to Hillsborough
- **Sheffield is set to benefit from HS2** which will further enhance Sheffield's rail connectivity offering more routes and reduced travel times
- Hillsborough Barracks comprises a ground floor shopping centre with converted offices to the upper parts and five separate office buildings within a walled estate which covers a total site area of 11.5 acres / 4.65 hectares
- Hillsborough Interchange is situated to the North West of our site which connects to the City Centre and the surrounding area
- The centre boasts a **strong and diverse tenant line up** to include **Sheffield City Council**, **Siemens**, **The Department for** Work & Pensions and a number of established local businesses
- Neighbouring occupiers include Morrison's, Renault, Citroën, B&Q, Halfords Autocentre and Iceland
- Total lettable floor area of 80,501 sq ft / 7,479 sq m of retail and office accommodation
- Total contracted rent of £576,709 p.a and a net operating income of £547,621 p.a.
- Approximately 53% of the contracted income is from retail and the remaining 47% from office tenancies.
- WAULT of 4.87 years to expiry and 2.04 years to break
- 78.99% of the contracted rent was collected during this challenging period as demonstrated by our clients rental collection records (included in the dataroom)
- The buildings are Grade II listed which mitigates the empty rates liability on the vacant accommodation.
- The property is held Long Leasehold expiring on 23 January 2139 thus having some 118 years unexpired at a peppercorn rent. WM Morrison's plc (00358949) hold the freehold title of the subject property, which is registered under the title numbers SYK622230 and SYK626306.
- The site offers significant value add potential to purchase the freehold, reposition the offices to residential apartments subject to obtaining the necessary consents and individual sales / carve outs and an opportunity to extend the leases to major tenants

PROPOSAL

We are seeking offers in excess of £4,200,000 (Four Million, Two **Hundred Thousand Pounds)** subject to contract and exclusive of VAT. This reflects a **net initial yield of 14%** on the property assuming a value of £500,000 on the vacant Dragoon Court, which can be omitted from the sale if preferred and a low capital value of £52.17 psf after allowing for purchaser's costs.



HILLSBOROUGH BARRACKS

PENISTONE ROAD, SHEFFIELD, S6 2GY









LOCATION

Sheffield benefits from excellent road communications, encircled by the A61, a major trunk road that connects northbound to the M1 and southbound to a wider network of A-roads. The M1 Motorway forms a primary arterial route from North England to the South, connecting Leeds and Central London.

Sheffield Railway Station is located to the south east of the City Centre and operates Cross Country and Northern services, providing access to destinations including Plymouth, Edinburgh, Glasgow and Nottingham. Direct services run to Manchester (51 minutes), Leeds (57 minutes) and Newcastle (1 hour 52 minutes). In addition, regular train services run to London St Pancras, with fastest journey times of 2 hours and 7 minutes.

Doncaster Sheffield Airport is situated to the north east of the City Centre which offers scheduled flights to over 54 destinations within the UK and key European and international locations. East Midlands airport is also located approximately 39 miles to the south of Sheffield City Centre. Manchester International Airport is located to the west of Sheffield, providing domestic and international flight services, with direct trains running every 30 minutes from Sheffield Station to Manchester Airport in c. 1 hour 14 minutes.













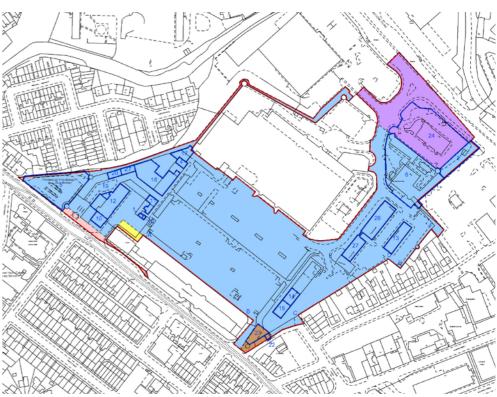


SITUATION

Hillsborough Barracks occupies a prominent position set between Penistone Road (A61) and Langsett Road, approximately 2.5 miles north west of Sheffield City Centre. The property benefits from dual access from the Penistone Road (A61) to the east side and Langsett Road to the west side. The (A61) is a key arterial route into Sheffield which connects to Junction 36 of the M1 to the north. The Supertram runs adjacent to the subject property along Langsett Road which provides excellent commuter links to the city centre and surrounding conurbations. Hillsborough Barracks is approximately 20 minutes via Supertram from the City Centre with services running every 12 minutes during the week.

The surrounding area is predominantly residential with immediate occupiers including, B&Q, Costa Coffee, Sacred Heart Catholic Primary School, Renault, Citroen, B&Q, Halfords Autocentre, Wilko and Iceland. The neighbouring Penistone corridor acts as a focal point for a range of commercial, leisure and retail occupiers.





© Crown Copyright, ES 100004106. For identification purposes only.





DEMOGRAPHICS / EMPLOYMENT

The total population within the Sheffield Primary Retail Market Area is estimated at 451,000 at the end of 2019. PMA estimates the Consumer Base of Sheffield to be 301,000, ranking the city 24 of the PROMIS centres. The age profile of the Sheffield Primary Retail Market Area includes a particularly high proportion of young adults aged 15-24. Between 2001 and 2011 Sheffield saw a significant increase in young adults aged 15-24 and significant decrease in the retired aged 65 and over. Sheffield's population and, in particular, the 15-24 age band, is boosted by the presence of Sheffield University and Sheffield Hallam University.

Employment in private sector services accounts for 56% of total employment in Sheffield, around the Retail PROMIS average; specifically, professional & business services and finance sectors together account for a close to average 12.5% of total employment, while retailing and leisure account for 24.6% of total employment, around the Retail PROMIS average. The public sector accounts for 18.9% of total employment in Sheffield, around the Retail PROMIS average.





PENISTONE ROAD, SHEFFIELD, S6 2GY











DESCRIPTION

HILLSBOROUGH BARRACKS

The subject property is a mixed use site set within a walled estate which covers a total of some 11.5 acres. The buildings were originally used as a War Office in 1848 with the site having been repurposed in 1980 when the current retail and business destination was created. The scheme benefits from a multi storey car park, local shopping centre, Morrison's Food Store & Petrol Station (not included), a number of period offices, Garrison Hotel, McDonalds (both held long leasehold) and Dragoon House.

The buildings are Grade II listed which mitigates the empty rates liability on the vacant retail and office accommodation.

THE PARADE SHOPPING CENTRE

DRAGOON COURT

The Parade Centre comprises a district retail parade with 867 free parking spaces, anchored by a Morrison's Food Store and Petrol Station (which does not form part of this sale). The Parade is situated in a popular pedestrianised area which opens up directly onto the Hillsborough Tram Stop and Hillsborough Interchange Bus Station, connecting directly with the Morrisons Food Store, therefore generating significant footfall. The property is of stone construction with modern shop frontages over ground floor level only and external customer seating areas throughout. The inward and outward facing elements of the Parade are fully covered with glass roofs and decorative metal work. There is an escalator providing access to the Foodstore and lower parking levels.

THE EDGE

The Edge comprises the upper floors of part of The Parade Shopping Centre, being of stone construction, timber sliding sash windows beneath a pitched slate roof. The recently refurbished office are accessed from a self-contained entrance with ground floor reception and benefits from perimeter trunking, suspended ceilings, new WCs and shower facilities, bike rack and plentiful car parking on site. The Edge is currently partitioned to provide six office suites ranging from 447 sq ft – 1,061 sq ft.

BARRACKS HOUSE

Barracks House is situated to rear of the Parade and has its own self-contained access within secure parking area accessed off Langsett Road. The office accommodation provides recently refurbished space with attractive period features such as exposed brick and stone elevations with exposed steel roof joists. The property has recently been modernised to provide a DDA compliant lift, perimeter trunking and new facilities including showers and kitchenette. The flexible suites range in size from 313 sq ft – 6,021 sq ft which is leased to Siemens PLC.

LANCER COURT, CAVALRY COURT, FIVES COURT & HUSSAR COURT

The converted office accommodation comprises four former barracks buildings extending to 22,423 sq ft. The buildings are of similar construction to Barracks House, benefitting from 64 dedicated car parking spaces. Lancer Court is connected to the adjacent Cavalry Court via a central link to the northern elevation. While both properties are primarily accessed via the central link, Lancer Court also benefits from access via the front and rear elevations. Adjoining Lancer Court lies Fives Court, which comprises a self-contained building benefitting from a feature double height window. To the rear of Cavalry Court lies Hussar Court, a separate two-storey office block, comprising four separate office suites.

DRAGOON COURT

Dragoon Court is currently vacant and has the benefit of planning permission to convert the existing office accommodation into 32 x 1 bedroom residential units together with 32 car parking spaces and an outside seating and landscaped area overlooking the estate. This building could be omitted from the sale if required.

CAR PARK

Please note that the long leasehold of the entire car park is owned by the vendor with parking for over 867 vehicles.





PENISTONE ROAD, SHEFFIELD, S6 2GY

TENANCY SCHEDULE

The property is let to 31 tenants with a WAULT of 4.87 years to expiry and 2.04 years to break. The total current passing rent is £576,709 p.a. and the net operating income after deducting all non-recoverable costs is £547,621 p.a. Approximately 53% of the contracted income is from retail and the remaining 47% Sense. These tenants account for £347,226 p.a. (60%). from office tenancies.

The tenant mix is split between established local businesses, a Council and a myriad of national tenants to include The Department for Work and Pensions (t/a: Jobcentre), Siemens PLC, Poundland Limited, The Extra Care Charitable Trust and

TENURE

The property is held Long Leasehold expiring on 23 January 2139 (circa 118 years unexpired) at a peppercorn rent. WM Morrison's plc (00358949) hold the freehold title of the subject property, which is registered at the Land Registry under the title numbers SYK622230 and SYK626306. The LLH areas being sold are identified with the red boundary line opposite.



General Information				Area (sq ft)					Tenancy	Information			
Demise	Tenant	Use	GF	1F/ Storage	ITZA	Total Area	Lease Start	Rent Review	Lease Break	Lease Expiry	Passing Rent (£ p.a.)	Rent £psf ITZA	Comments
PLOT 2 - HILLSBOROUGH SHOPPING CENTRE				Ü									
Unit 1	Tufts Ltd	Retail	1,044	850	953	1,894	11/12/2018	11/12/2023	10/12/2023	10/12/2028	£12,000	£12.59	
Unit 2	Angels Aquatics & Pet Supplies Ltd	Retail	973		939	973	1/1/2018	1/1/2023	1/1/2021	31/12/2027	£13,000	£13.84	Further tenant break on 1/1/25. Rent deposit £3,643 held.
Unit 3	Uzma Hussain t/a U H Ltd.	Retail	550		541	550	1/12/2015	1/12/2019		30/11/2023	£7,600	£14.05	
Unit 4	Sheffield Cat Shelter	Retail	623		623	623	23/8/2019			22/8/2024	£13,000	£20.87	
Unit 5	Ashley Knight	Retail	912		889	912	24/5/2017	24/5/2022	24/5/2022	23/5/2027	£11,600	£13.05	
Unit 6	Poundland Ltd	Retail	7,321	1,822	5,286	9,143	16/2/2012	16/2/2017		15/2/2022	£100,000	£18.75	
Unit 7	Sheffield City Council	Retail	2,967	967	4,268	3,934	21/4/2018		21/04/2021 21/04/2022	20/4/2023	£37,500	£9.53	
Unit 8	Vacant	Retail	2,913		2,000	2,913					£O	£0.00	
Unit 9	Vacant	Retail	2,866		2,065	2,866					£O	£0.00	
Unit 10	Osteoporosis 2000 Limited.	Retail	579		579	579	11/7/2023			10/7/2023	£7,000	£12.09	
Unit 11	Sharash IT Consultants Private Ltd	Retail	709		709	709	10/12/2018	Stepped	10/12/2019	9/12/2023	£10,000	£14.10	Rent steps to £11k in yr 4 and £12k in yr 5
Units 18-19	Blazes (South Yorkshire) Ltd	Retail	1,052	187	1,043	1,239	10/6/2020	10/6/2026	10/6/2023	9/6/2032	£13,000	£12.37	
Unit 25	J W Crawshaw Limited.	Retail	724	831	564	1,555	28/3/2018	28/3/2023	28/3/2023	27/3/2028	£17,500	£30.29	Discussing taking a licence for external seating and sales area - $\pounds 1,500$ rolling breaks
Unit 26	Sense	Retail	2,038		1,417	2,038	3/7/2019	3/7/2024	3/7/2024	2/7/2029	£20,000	£14.11	
Unit 28	Extra Care Charity Trust	Retail	1,473		1,338	1,473	12/1/2017	11/1/2022	11/1/2022	11/1/2027	£17,400	£13.00	
Unit 30 (former trolley stores)	S & S Holland t/a Parkgate Mobility	Retail	784		784	784	19/1/2017			18/1/2022	£15,000	£19.13	
Sub-Total			27,526	4,657		32,185					£294,600		
The Edge - Room 1 - Black Hawk	Neurology Academy Ltd	Office		1,061		1,061	11/2/2019		11/2/2021	10/2/2023	£10,610	£10.00	
The Edge - Room 2 - Inconquerable	Parkinsons Academy Ltd	Office		569		569	TBC		11/2/2021	10/2/2023	£6,828	£12.00	
The Edge - Room 3 - Twin Chimneys	Minifigs Ltd	Office		963		963	7/12/2018		7/12/2021	6/12/2023	£9,630	£10.00	
The Edge - Room 4 - Mississippi	Energy Lighting & Compliance Ltd	Office		579		579	2/1/2019			1/1/2022	£5,790	£10.00	Rent deposit if £1,745 held
The Edge - Room 5 & 6 - Martello, & MM	Lotus Home Care	Office		981		981	11/10/2018		11/10/2021	10/10/2023	£9,810	£10.00	
542 Langsett Rd	Trung Kien Bui	Retail	288	131		419	21/12/2015	21/12/2020		20/12/2025	£9,500	£0.00	
Bus Station	South Yorkshire Transport	Bus Station					31/7/2011			30/7/2041	£O		
540 Langsett Rd	South Yorkshire Transport	Bus Station					31/7/2011			30/7/2041	£O		
Commercialisation	Shoppertainment	Retail					31/10/2016		Rolling 3 months	Rolling Licence	£O		
Barracks House 1st Floor Room 1	Vacant (Under Offer)	Office		168		168					£O	0.00£	Engrossments out - Forge Sheffield - £1,000 pa, co-terminous with Lease for Room 6 $$
Barracks House 1st Floor Rooms 2 - 4	Transcend & Associates Psychological Services	Office		931		931	1/11/2017	1/11/2020	31/10/2020	31/10/2022	£8,779	£9.43	Break Served - in legals on new Lease for 2 rooms at 2/3rds of rent
Barracks House 1st Floor Room 5a	Reach Studios Ltd	Office		1,020		1,020	10/7/2020			9/7/2025	£10,200	£10.00	
Barracks House 1st Floor Room 5b	Vacant (Under Offer)	Office		800		800					£O	£0.00	Under offer to Reach Studios at £10psf
Barracks House 1st Floor Room 6	Spring Works Services	Office		313		313	1/9/2017	1/9/2020	1/9/2020	31/8/2022	£2,974	£9.50	Assignment in legals to Forge Sheffield (linked company)
Barracks House 2F	Siemens PLC	Office		6,021		6,021	9/1/2017	1/9/2022	9/1/2022	8/1/2027	£57,200	£9.50	
Sub-Total			288	13,537		13,825					£131,321		





PENISTONE ROAD, SHEFFIELD, S6 2GY





General Information				Area	(sq ft)			Tenancy	/ Information			
Demise	Tenant	Use	GF	1F/ Storage	ITZA Total Area	Lease Start	Rent Review	Lease Break	Lease Expiry	Passing Rent (£ p.a.)	Rent £psf ITZA	Comments
PLOT 3 - DRAGOON COURT												
Dragoon Court 1 - GF	Vacant	Office	1,445		1,445				27/5/2098	£O		Dragoon Court has the benefit of planning permission granted to convert to $32x$ 1-bed residential units. The building may be omitted from the sale if required.
Dragoon Court 1 - 1F	Vacant	Office		1,550	1,550				27/5/2098	£O		
Dragoon Court 2 - G&FF	Vacant	Office	1,465	1,572	3,037				27/5/2098	£O		
Dragoon Court 3 - G&FF	Vacant	Office	1,467	1,574	3,041				27/5/2098	£O		
Dragoon Court 4 - G&FF	Vacant	Office	1,445	1,550	2,995				27/5/2098	£O		
Sub-Total			5,822	6,246	12,068					£O		
PLOT 4 - LANCER, CAVALRY, FIVES & HUSS	AR (OFFICES)											
Lancer Court	DWP T/A Job Centre	Office	2,432	2,635	5,067	2/4/2018	2/4/2023	2/4/2023	1/4/2028	£39,269	£7.75	9 months rent free at yr 5 if break not actioned
Cavalry Court	DWP T/A Job Centre	Office	4,499	5,289	9,788	2/4/2018	2/4/2023	2/4/2023	1/4/2028	£75,857	£7.75	9 months rent free at yr 5 if break not actioned
Fives Court	Art Dental Studio	Medical	1,719		1,719	23/6/2014			22/6/2020	£17,500	£10.18	Holding over. Rent deposit of £3,643 held
Hussar Court Room 1 (GF)	Castle Owen Construction & Property Consultants	Office	2,320		2,320	5/1/2016	5/1/2021	5/7/2021	4/1/2026	£O	£0.00	Lease recently regeared, break pushed out, rent of £19,720 (£8.50psf) to commence on 05/01/2021, but reduced by 15% to £16,750 for 12 months
Hussar Court Room 2 (GF)	D Performance	Office	732		732	2/11/2017		Rolling	1/11/2018	£7,500	£10.25	
Hussar Court Room 3 (1F)	Reform Road Safety & Education Ltd	Office		1,030	1,030	19/10/2018			18/10/2023	£9,013	£8.75	
Hussar Court Room 4 (1F)	Vacant	Office		1,647	1,647					£O	£0.00	
Hussar Court Store Room (1F)	Castle Owen Construction & Property Consultants	Office		120	120	17/7/2018	5/1/2021	5/7/2021	4/1/2026	£750	£6.25	Lease recently regeared, delay break by 6 months, reduce rent by 15% for 1 yr
Sub-Total			11,702	10,721	22,423					£149,889		
ADDITIONAL LAND PLOTS												
Garrison Hotel	A & PA Wilkinson Properties Ltd	Hotel				28/5/1999			27/5/2098	£800		
Drive-thru	McDonalds Real Estate LLP	Restaurant				31/1/1989			10/1/2139	£100		
Sub-Total												
TOTAL			39,518	28,915	80,501					£576,709		





PENISTONE ROAD, SHEFFIELD, S6 2GY







RESIDENTIAL MARKET OVERVIEW

Sheffield is a cultural centre on the edge of the Peak District National Park and the safest major city in England. Residents enjoy an enviable lifestyle with the city ranked as one of the UK's top ten most affordable cities according to The Royal Bank of Scotland's Living Index. A creative city home to the largest community of artists outside London, Sheffield is known for its music venues like the Leadmill and the Art Deco City Hall. The area benefits from a vibrant and young population with Sheffield and Sheffield Hallam Universities fostering a highly skilled workforce which supplies a dynamic business sector with over 20,000 businesses located in Sheffield city centre.

Major Employers Include:





Hillsborough is a major suburb located to the North West of Sheffield. The local area benefits from excellent transport links with the Green and Blue Supertram on Langsett Road as well as bus links at the Hillsborough Interchange which connects to the City Centre. The local area offers good amenities with a number of bars, gyms and supermarkets and the Hillsborough Exchange nearby home to tenants to include Specsavers, Boots and Timpsons.

The existing office accommodation onsite (The Edge, Barracks House, Lancer Court, Cavalry Court, Fives Court & Hussar Court) all offer potential to convert into residential rented apartments subject to obtaining the necessary consents repositioning the site as a destination attracting young professionals looking to commute into the city centre.

VALUE ADD POTENTIAL

Aside from the residential conversion potential, the scheme offers significant value add potential to include:

- Purchasing the freehold from Morrison's
- Individual sales / carve outs of the individual buildings
- Opportunity to re-let the vacant accommodation and therefore increase income and reduce the service charge and insurance liabilities
- Opportunity to extend the leases to major tenants to include the Department of Work and Pensions, Siemens and Poundland



\/**A**T

The property is elected for VAT. It is, however, intended for the transaction to be concluded by way of a 'TOGC'.

CAPITAL ALLOWANCES

Capital Allowances have been claimed by the vendor.

FPC RATING

Please see the dataroom link below for access to the EPC certificates.

ANTI-MONEY-LAUNDERING

A successful bidder will be required to provide information to satisfy the AML requirements when Head of Terms are agreed.

DATAROOM

https://datarooms.allsop.co.uk/register/hillsboroughbarracks

PROPOSAL

We are seeking offers in excess of £4,200,000 (Four Million, Two Hundred Thousand Pounds) subject to contract and exclusive of VAT. This reflects a net initial yield of 14% on the property assuming a value of £500,000 on the vacant Dragoon Court, which can be omitted from the sale if preferred and a low capital value of £52.17 psf after allowing for purchaser's costs.





CONTACTS

Alex Butler 07801 219 888 alex.butler@allsop.co.uk Andrew Wise 07535 045149 andrew.wise@allsop.co.uk

allsop.co.uk

Misrepresentation Act: 1. Allsop LLP on its own behalf and on behalf of the vendor/lessor of this property whose agent Allsop LLP is, gives notice that: (a) these particulars do not constitute in whole or i part an offer or contract for sale or lease; (b) none of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact; and (c) the vendor/lessor on make or give, and neither Allsop LLP nor any of its members or any person in its employment has any authority to make or give, any representation or warranty whatsoever in relation to the property. The only representations, warranties, undertakings and contractual obligations to be given or undertaken by the vendor/lessor are those contained and expressly referred to in the written contract for sale of agreement for lease between the vendor/lessor and a purchaser or tenant. 2. Prospective purchasers or tenants are strongly advised to: (a) satisfy themselves as to the correctness of each statement containe in these particulars; (b) inspect the property and the neighbouring area; (c) ensure that any items expressed to be included are available and in working order; (d) arrange a full structural (and where appropriate) and the property and the neighbouring area; (e) ensure that any items expressed to be included are available and in working order; (d) arrange a full structural (and where appropriate) and the property and the neighbouring area; (e) ensure that any items expressed to be included are available and in working order; (d) arrange a full structural (and where appropriate) and the neighbouring area; (e) ensure that any items expressed to be included are available and in working order; (d) arrange a full structural (and where appropriate the property and (e) expressed expressed and ensure that the property and the neighbouring area; (e) ensure that any items are the property and the neighbouring area; (e) ensure that any items are the property and the neighbouring area; (e) ensure that any item

APPENDIX 19E DECISION NOTICE 19/00112/COND1

Development Services

Howden House · 1 Union Street · Sheffield · S1 2SH



Officer: Michael Cain Tel: (0114) 203 7857 Ref: 19/00112/COND1 (formerly PP-Date: 26 November 2019

08229271)

HeadOffice3
Fao Mr Christopher Green
3 Hawthorn Park
Coal Road
Leeds
LS14 1PQ

TOWN AND COUNTRY PLANNING ACT 1990 APPLICATION TO AGREE DETAILS REQUIRED BY CONDITION(S)

Proposal: Application to approve details in relation to condition number(s): 3

(Contamination), 4 (Intrusive Investigation), 5 (Remediation), 9 (Large Scale Details) and 10 (External Doors and Windows) imposed by planning

permission 19/00112/FUL

Location: Dragoon Court, Hillsborough Barracks, Penistone Road, Owlerton,

Sheffield, S6 2GZ,

Applicant: Mr Rob Smillie

In respect of your application, deposited with the Council on 17 October 2019 to agree details in respect of the condition(s) outlined above, the City Council, as Local Planning Authority, confirms the following:

1 **Conditions Discharged:**

No conditions relate to this section of the notice.

2 <u>Details Approved But Condition(s) Remain In Force:</u>

Conditions 9 and 10

3 Details Not Approved

Conditions 3, 4 and 5

Date of Decision made by the Council's Authorised Officer

26 November 2019

Planning Service Sheffield City Council 1. You are advised that conditions 6, 7, 8, 13, 14, 15 and 16 require details to be submitted for approval prior to those parts of the development commencing.

Condition 3 remains outstanding and requires approval in relation to land contamination. Neither of the submitted reports relate to the specific site area, rather covering the whole Hillsborough Barracks site. They were not commissioned in relation to the proposed development and do not consider the change of use associated with the development proposal. As a result the Conceptual Site Model does not include the introduction of residential site users as a receptor.

Conditions 4, 5 and 11 may also require approval subject to the recommendations of any Phase I report subsequently approved in relation to condition 3.

TOWN AND COUNTRY PLANNING ACT 1990 (as amended) APPEAL BY Hallam Land Management Limited

An Appeal Against the refusal of Outline Planning Permission 17/04673/OUT for up to 85 residential dwellings including open space (Amended Description) at Land at Junction with Carr Road and Hollin Busk Lane, Sheffield S36 1GH

PINS REFERENCE APP/J4423/W/21/3267168 PLANNING APPLICATION REF: 17/04673/OUT

ROLAND BOLTON PROOF OF EVIDENCE: HOUSING AND FIVE YEAR LAND SUPPLY

APPENDIX 20: Tapton Cliffe And Lodge, 276 Fulwood Road, Sheffield, S10 3BN

Prepared by
Roland G Bolton BSc (Hons) MRTPI
Prepared by
Strategic Planning Research Unit
DLP Planning Ltd
Sheffield

APPENDIX 20A SITE LOCATION PLAN



APPENDIX 20B COMPANIES HOUSE DETAILS

FILE COPY



CERTIFICATE OF INCORPORATION OF A PRIVATE LIMITED COMPANY

Company Number 11934180

The Registrar of Companies for England and Wales, hereby certifies that

TRINITY PARK ESTATES LTD

is this day incorporated under the Companies Act 2006 as a private company, that the company is limited by shares, and the situation of its registered office is in England and Wales

Given at Companies House, Cardiff, on 9th April 2019



* N11934180E *









Application to register a company



Received for filing in Electronic Format on the: 08/04/2019

X82YLPLU

Company Name in

full:

TRINITY PARK ESTATES LTD

Company Type: Private company limited by shares

Situation of

Registered Office:

England and Wales

Proposed Registered Office Address:

THE PITCHES WICKERSLEY ROAD

WICKERSLEY ROTHERHAM

UNITED KINGDOM S60 3PR

Sic Codes: **68100**

Proposed Officers

Company Secretary 1

Type: Person

Full Forename(s): MR PETER

Surname: EYRE

Service Address: THE PITCHES WICKERSLEY ROAD

WICKERSLEY ROTHERHAM

UNITED KINGDOM S60 3PR

The subscribers confirm that the person named has consented to act as a secretary.

Company Director 1

Type: Person

Full Forename(s): MR PETER

Surname: EYRE

Service Address: THE PITCHES WICKERSLEY ROAD

WICKERSLEY ROTHERHAM

UNITED KINGDOM S60 3PR

Country/State Usually

Resident:

UNITED KINGDOM

Date of Birth: **/03/1961 Nationality: BRITISH

Occupation: COMPANY

DIRECTOR

The subscribers confirm that the person named has consented to act as a director.

Statement of Capital (Share Capital)

Class of Shares: ORDINARY Number allotted 1
Currency: GBP Aggregate nominal value: 1

Prescribed particulars

FULL RIGHTS TO RECEIVE NOTICE OF, ATTEND AND VOTE AT GENERAL MEETINGS. ONE SHARE CARRIES ONE VOTE, AND FULL RIGHTS TO DIVIDENDS AND CAPITAL DISTRIBUTIONS (INCLUDING UPON WINDING UP).

Statement of Capital (Totals)					
Currency:	GBP	Total number of shares:	1		
·		Total aggregate nominal value:	1		
		Total aggregate unpaid:	1		

11934180

Initial Shareholdings

Name: PETER EYRE

Address THE PITCHES Class of Shares: ORDINARY

WICKERSLEY ROAD

WICKERSLEY

ROTHERHAM

Currency:

GBP

UNITED KINGDOM Nominal value of each 1

S60 3PR share:

Amount unpaid: 1
Amount paid: 0

Persons with Significant Control (PSC) Statement of initial significant control On incorporation, there will be someone who will count as a Person with Significant Control (either a registerable person or relevant legal entity (RLE)) in relation to the company						

11934180

Electronically filed document for Company Number:

Individual Person with Significant Control details

Names: PETER EYRE

Country/State Usually

UNITED KINGDOM

Resident:

Date of Birth: **/03/1961 Nationality: BRITISH

Service Address: THE PITCHES WICKERSLEY ROAD

ROTHERHAM

UNITED KINGDOM

S60 3PR

The subscribers confirm that each person named as an individual PSC in this application knows that their particulars are being supplied as part of this application.

Nature of control
 Nature of control
 Nature of control
 The person holds, directly or indirectly, 75% or more of the voting rights in the company.
 Nature of control
 The person has the right, directly or indirectly, to appoint or remove a majority of the board of directors of the company.

Statement of Compliance

I confirm the requirements of the Companies Act 2006 as to registration have been complied with.

Name: PETER EYRE

Authenticated YES

Authorisation

Authoriser Designation: subscriber Authenticated YES

End of Electronically filed document for Company Number:

11934180

COMPANY HAVING A SHARE CAPITAL

MEMORANDUM OF ASSOCIATION

OF

TRINITY PARK ESTATES LTD

Each subscriber to this memorandum of association wishes to form a company under the Companies Act 2006 and agrees to become a member of the Company and to take at least one share.

Name of each subscriber

Authentication by each subscriber

Peter Eyre

Date 5 April 2019

THE COMPANIES ACT 2006

PRIVATE COMPANY LIMITED BY SHARES

ARTICLES OF ASSOCIATION

of

TRINITY PARK ESTATES LTD

PART 1

INTERPRETATION AND LIMITATION OF LIABILITY

1 Defined Terms

(1) The regulations contained in the Model Articles for Private Companies Limited by Shares set out in Schedule 1 of The Companies (Model Articles) Regulations 2008 (SI 3229/2008), shall not apply to the Company.

(2) In the articles, unless the context requires otherwise:

"the 2006 Act" means the Companies Act 2006;

"articles" means the Company's articles of association;

"bankruptcy" includes individual insolvency proceedings in a jurisdiction

other than England and Wales or Northern Ireland which

have an effect similar to that of bankruptcy;

"chairman" has the meaning given in article 12;

"chairman of the meeting" has the meaning given in article 40;

"Companies Acts" means the Companies Acts (as defined in section 2 of the

Companies Act 2006), in so far as they apply to the

Company;

"director" means a director of the Company, and includes any person

occupying the position of director, by whatever name called;

"distribution recipient" has the meaning given in article 32;

"document" includes, unless otherwise specified, any document sent or

supplied in electronic form;

"electronic form" has the meaning given in section 1168 of the 2006 Act;

"fully paid" in relation to a share, means that the nominal value and any

premium to be paid to the Company in respect of that share

have been paid to the Company;

"hard copy form" has the meaning given in section 1168 of the 2006 Act;

"holder" in relation to shares means the person whose name is

entered in the register of members as the holder of the

shares;

"instrument" means a document in hard copy form;

"ordinary resolution" has the meaning given in section 282 of the 2006 Act;

"paid" means paid or credited as paid;

"participate" in relation to a directors' meeting, has the meaning given in

article 10:

"proxy notice" has the meaning given in article 46;

"shareholder" means a person who is the holder of a share;

"shares" means shares in the Company;

"special resolution" has the meaning given in section 283 of the 2006 Act;

"subsidiary" has the meaning given in section 1159 of the 2006 Act;

"transmittee" means a person entitled to a share by reason of the death or

bankruptcy of a shareholder or otherwise by operation of law;

and

"writing" means the representation or reproduction of words, symbols

or other information in a visible form by any method or combination of methods, whether sent or supplied in

electronic form or otherwise.

Unless the context otherwise requires, other words or expressions contained in these articles bear the same meaning as in the 2006 Act as in force on the date when these articles become binding on the Company.

2 Liability of shareholders

The liability of the shareholders is limited to the amount, if any, unpaid on the shares held by them.

PART 2

DIRECTORS

DIRECTORS' POWERS AND RESPONSIBILITIES

3 Directors' general authority

Subject to the articles, the directors are responsible for the management of the Company's business, for which purpose they may exercise all the powers of the Company.

4 Shareholders' reserve power

- (1) The shareholders may, by special resolution, direct the directors to take, or refrain from taking, specified action.
- (2) No such special resolution invalidates anything which the directors have done before the passing of the resolution.

5 Directors may delegate

- (1) Subject to the articles, the directors may delegate any of the powers which are conferred on them under the articles:
 - (a) to such person or committee;
 - (b) by such means (including by power of attorney);
 - (c) to such an extent;
 - (d) in relation to such matters or territories; and
 - (e) on such terms and conditions;as they think fit.
- (2) If the directors so specify, any such delegation may authorise further delegation of the directors' powers by any person to whom they are delegated.
- (3) The directors may revoke any delegation in whole or part, or alter its terms and conditions.

6 Committees

Committees to which the directors delegate any of their powers must follow procedures which are based as far as they are applicable on those provisions of the articles which govern the taking of decisions by directors. The directors may make rules of procedure for all or any committees, which prevail over rules derived from the articles if they are not consistent with them.

DECISION-MAKING BY DIRECTORS

7 Directors to take decisions collectively

- (1) The general rule about decision-making by directors is that any decision of the directors must be either a majority decision at a meeting or a decision taken in accordance with article 8.
- (2) If:
 - (a) the Company only has one director, and
 - (b) no provision of the articles requires it to have more than one director,

the general rule does not apply, and the director may, subject to articles 8(3) and 16 take decisions without regard to any other of the provisions of the articles relating to directors' decision-making.

8 Unanimous decisions

- (1) A decision of the directors is taken in accordance with this article when all eligible directors indicate to each other by any means that they share a common view on a matter.
- (2) Such a decision may take the form of a resolution in writing, copies of which have been signed by each eligible director or to which each eligible director has otherwise indicated agreement in writing.

- (3) References in this article to eligible directors are to directors who would have been entitled to vote on the matter had it been proposed as a resolution at a directors' meeting.
- (4) A decision may not be taken in accordance with this article if the eligible directors would not have formed a quorum at such a meeting.

9 Calling a directors' meeting

- (1) Any director may call a directors' meeting by giving notice of the meeting to the directors or by authorising the Company secretary (if any) to give such notice.
- (2) Notice of any directors' meeting must indicate:
 - (a) its proposed date and time;
 - (b) where it is to take place; and
 - (c) if it is anticipated that directors participating in the meeting will not be in the same place, how it is proposed that they should communicate with each other during the meeting.
- (3) Notice of a directors' meeting must be given to each director, but need not be in writing.
- (4) Notice of a directors' meeting need not be given to directors who waive their entitlement to notice of that meeting, by giving notice to that effect to the Company not more than 7 days after the date on which the meeting is held. Where such notice is given after the meeting has been held, that does not affect the validity of the meeting, or of any business conducted at it.

10 Participation in directors' meetings

- (1) Subject to the articles, directors participate in a directors' meeting, or part of a directors' meeting, when:
 - (a) the meeting has been called and takes place in accordance with the articles, and
 - (b) they can each communicate to the others any information or opinions they have on any particular item of the business of the meeting.
- (2) In determining whether directors are participating in a directors' meeting, it is irrelevant where any director is or how they communicate with each other.
- (3) If all the directors participating in a meeting are not in the same place, they may decide that the meeting is to be treated as taking place wherever any of them is.

11 Quorum for directors' meetings

- (1) At a directors' meeting, unless a quorum is participating, no proposal is to be voted on, except a proposal to call another meeting.
- (2) The quorum for directors' meetings may be fixed from time to time by a decision of the directors, but it must never be less than two unless there is just a sole director in office, and unless otherwise fixed it is two.
- (3) If the total number of directors for the time being is less than the quorum required, the directors must not take any decision other than a decision:
 - (a) to appoint further directors, or
 - (b) to call a general meeting so as to enable the shareholders to appoint further directors.

12 Chairing of directors' meetings

- (1) The directors may appoint a director to chair their meetings.
- (2) The person so appointed for the time being is known as the chairman.
- (3) The directors may terminate the chairman's appointment at any time.
- (4) If the chairman is not participating in a directors' meeting within ten minutes of the time at which it was to start, the participating directors must appoint one of themselves to chair it.

13 Casting vote

The chairman or other director chairing the meeting shall not, if the numbers of votes for and against a proposal are equal, have a second or casting vote.

14 Conflicts of interest

- (1) If a proposed decision of the directors is concerned with an actual or proposed transaction or arrangement with the Company in which a director is interested, that director is not to be counted as participating in the decision-making process for quorum or voting purposes.
- (2) But if paragraph (3) applies, a director who is interested in an actual or proposed transaction or arrangement with the Company is to be counted as participating in the decision-making process for quorum and voting purposes.
- (3) This paragraph applies when:
 - (a) the Company by ordinary resolution disapplies the provision of the articles which would otherwise prevent a director from being counted as participating in the decision-making process;
 - (b) the director's interest cannot reasonably be regarded as likely to give rise to a conflict of interest; or
 - (c) the director's conflict of interest arises from a permitted cause.
- (4) For the purposes of this article, the following are permitted causes:
 - (a) a guarantee given, or to be given, by or to a director in respect of an obligation incurred by or on behalf of the Company or any of its subsidiaries;
 - (b) subscription, or an agreement to subscribe, for shares or other securities of the Company or any of its subsidiaries, or to underwrite, sub-underwrite, or guarantee subscription for any such shares or securities; and
 - (c) arrangements pursuant to which benefits are made available to employees and directors or former employees and directors of the Company or any of its subsidiaries which do not provide special benefits for directors or former directors.
- (5) For the purposes of this article, references to proposed decisions and decision-making processes include any directors' meeting or part of a directors' meeting.
- (6) Subject to paragraph (7), if a question arises at a meeting of directors or of a committee of directors as to the right of a director to participate in the meeting (or part of the meeting) for voting or quorum purposes, the question may, before the conclusion of the meeting, be referred to the chairman whose ruling in relation to any director other than the chairman is to be final and conclusive.

- (7) If any question as to the right to participate in the meeting (or part of the meeting) should arise in respect of the chairman, the question is to be decided by a decision of the directors at that meeting, for which purpose the chairman is not to be counted as participating in the meeting (or that part of the meeting) for voting or quorum purposes.
- (8) Where the number of non-conflicted directors is less than the quorum for the purposes of approving a resolution authorising any situation or transaction constituting a conflict as anticipated by the Companies Acts, the quorum shall be all the disinterested directors.
- (9) When all the directors of the Company are conflicted, the Company shall pass the conflict to the Company's shareholders for approval by ordinary resolution.

15 Records of decisions to be kept

The directors must ensure that the Company keeps a record, in writing, for at least 10 years from the date of the decision recorded of every unanimous or majority decision taken by the directors.

16 Directors' discretion to make further rules

Subject to the articles, the directors may make any rule which they think fit about how they take decisions, and about how such rules are to be recorded or communicated to directors.

NUMBER AND APPOINTMENT OF DIRECTORS

17 Methods of appointing directors

- (1) There shall be no maximum number of directors and the minimum number of directors shall be one. Whenever the Company has two or more directors, at least one of them shall be a natural person
- (2) Any person 16 years of age or more and who is willing to act as a director, and is permitted by law to do so, may be appointed to be a director:
 - (a) by ordinary resolution; or
 - (b) by a decision of the directors.
- (3) In any case where, as a result of death, the Company has no shareholders and no directors, the personal representatives of the last shareholder to have died have the right, by notice in writing, to appoint a person to be a director.
- (4) For the purposes of paragraph (3), where 2 or more shareholders die in circumstances rendering it uncertain who was the last to die, a younger shareholder is deemed to have survived an older shareholder.

18 Termination of director's appointment

- (1) A person ceases to be a director as soon as:
 - (a) that person ceases to be a director by virtue of any provision of the Companies Acts or is prohibited from being a director by law;
 - (b) a bankruptcy order is made against that person;

- (c) a composition is made with that person's creditors generally in satisfaction of that person's debts;
- (d) a registered medical practitioner who is treating that person gives a written opinion to the Company stating that that person has become physically or mentally incapable of acting as a director and may remain so for more than three months;
- (e) notification is received by the Company from the director that the director is resigning from office, and such resignation has taken effect in accordance with its terms;
- (f) he shall for more than six consecutive months have been absent without permission of the directors from meetings of directors held during that period and the directors resolve that his office be vacated.

19 Directors' remuneration

- (1) Directors may undertake any services for the Company that the directors decide.
- (2) Directors are entitled to such remuneration as the directors determine:
 - a) for their services to the Company as directors, and
 - (b) for any other service which they undertake for the Company.
- (3) Subject to the articles, a director's remuneration may:
 - (a) take any form, and
 - (b) include any arrangements in connection with the payment of a pension, allowance or gratuity, or any death, sickness or disability benefits, to or in respect of that director.
- (4) Unless the directors decide otherwise, directors' remuneration accrues from day to day.
- (5) Unless the directors decide otherwise, directors are not accountable to the Company for any remuneration which they receive as directors or other officers or employees of the Company's subsidiaries or of any other body corporate in which the Company is interested.

20 Directors' expenses

The Company may pay any reasonable expenses which the directors properly incur in connection with their attendance at:

- (a) meetings of directors or committees of directors;
- (b) general meetings, or
- (c) separate meetings of the holders of any class of shares or of debentures of the Company, or otherwise in connection with the exercise of their powers and the discharge of their responsibilities in relation to the Company.

PART 3

SHARES AND DISTRIBUTIONS

SHARES

21 All shares to be fully paid up

- (1) No share is to be issued for less than the aggregate of its nominal value and any premium to be paid to the Company in consideration for its issue.
- (2) This does not apply to shares taken on the formation of the Company by the subscribers to the Company's memorandum.

22 Powers to issue different classes of share

- (1) Subject to the articles, but without prejudice to the rights attached to any existing share, the Company may issue shares with such rights or restrictions as may be determined by ordinary resolution.
- (2) The Company may issue shares which are to be redeemed, or are liable to be redeemed at the option of the Company or the holder, and the directors may determine the terms, conditions and manner of redemption of any such shares.

23 Company not bound by less than absolute interests

Except as required by law, no person is to be recognised by the Company as holding any share upon any trust, and except as otherwise required by law or the articles, the Company is not in any way to be bound by or recognise any interest in a share other than the holder's absolute ownership of it and all the rights attaching to it.

24 Share certificates

- (1) The Company must issue each shareholder, free of charge, with one or more certificates in respect of the shares which that shareholder holds.
- (2) Every certificate must specify:
 - (a) in respect of how many shares, of what class, it is issued;
 - (b) the nominal value of those shares;
 - (c) that the shares are fully paid; and
 - (d) any distinguishing numbers assigned to them.
- (3) No certificate may be issued in respect of shares of more than one class.
- (4) If more than one person holds a share: only one certificate may be issued in respect of it.
- (5) Certificates must:
 - (a) have affixed to them the Company's common seal, or
 - (b) be otherwise executed in accordance with the Companies Acts.

25 Replacement share certificates

- (1) If a certificate issued in respect of a shareholder's shares is:
 - (a) damaged or defaced; or
 - (b) said to be lost, stolen or destroyed,

that shareholder is entitled to be issued with a replacement certificate in respect of the same shares.

- (2) A shareholder exercising the right to be issued with such a replacement certificate:
 - (a) may at the same time exercise the right to be issued with a single certificate or separate certificates;
 - (b) must return the certificate which is to be replaced to the Company if it is damaged or defaced and
 - (c) must comply with such conditions as to evidence, indemnity and the payment of a reasonable fee as the directors decide.

26 Share transfers

- (1) Shares may be transferred by means of an instrument of transfer in any usual form or any other form approved by the directors, which is executed by or on behalf of the transferor.
- (2) No fee may be charged for registering any instrument of transfer or other document relating to or affecting the title to any share.
- (3) The Company may retain any instrument of transfer which is registered.
- (4) The transferor remains the holder of a share until the transferee's name is entered in the register of members as holder of it.
- (5) The directors may refuse to register the transfer of a share, and if they do so, the instrument of transfer must be returned to the transferee with the notice of refusal unless they suspect that the proposed transfer may be fraudulent.

27 Transmission of shares

- (1) If title to a share passes to a transmittee, the Company may only recognise the transmittee as having any title to that share.
- (2) A transmittee who produces such evidence of entitlement to shares as the directors may properly require:
 - (a) may, subject to the articles, choose either to become the holder of those shares or to have them transferred to another person, and
 - (b) subject to the articles, and pending any transfer of the shares to another person, has the same rights as the holder had.
- (3) But transmittees do not have the right to attend or vote at a general meeting, or agree to a proposed written resolution, in respect of shares to which they are entitled, by reason of the holder's death or bankruptcy or otherwise, unless they become the holders of those shares.

28 Exercise of transmitees' rights

- (1) Transmittees who wish to become the holders of shares to which they have become entitled must notify the Company in writing of that wish.
- (2) If the transmittee wishes to have a share transferred to another person, the transmittee must execute an instrument of transfer in respect of it.
- (3) Any transfer made or executed under this article is to be treated as if it were made or executed by the person from whom the transmittee has derived rights in respect of the share, and as if the event which gave rise to the transmission had not occurred.

29 Transmitees bound by prior notices

If a notice is given to a shareholder in respect of shares and a transmittee is entitled to those shares, the transmittee is bound by the notice if it was given to the shareholder before the transmittee's name has been entered in the register of members.

30 Purchase of own shares

Subject to the 2006 Act but without prejudice to any other provision of these articles, the Company may purchase its own shares with cash up to any amount in a financial year not exceeding the lower of:

- (a) £15,000; or
- (b) the value of 5% of the Company's share capital.

DIVIDENDS AND OTHER DISTRIBUTIONS

31 Procedure for declaring dividends

- (1) The Company may, by ordinary resolution declare dividends, and the directors may decide to pay interim dividends but a dividend must not be declared unless the directors have made a recommendation as to its amount. Such a dividend must not exceed the amount recommended by the directors and no dividend may be declared or paid unless it is in accordance with shareholders' respective rights.
- (2) Unless:
 - (a) the shareholders' resolution to declare; or
 - (b) directors' decision to pay a dividend; or
 - (c) the terms on which shares are issued, specify otherwise,

it must be paid by reference to each shareholder's holding of shares on the date of the resolution or decision to declare or pay it.

- (3) If the Company's share capital is divided into different classes, no interim dividend may be paid on shares carrying deferred or non-preferred rights if, at the time of payment, any preferential dividend is in arrear.
- (4) The directors may pay at intervals any dividend payable at a fixed rate if it appears to them that the profits available for distribution justify the payment.
- (5) If the directors act in good faith, they do not incur any liability to the holders of shares conferring preferred rights for any loss they may suffer by the lawful payment of an interim dividend on shares with deferred or non-preferred rights.

32 Payment of dividends and other distributions

- (1) Where a dividend or other sum which is a distribution is payable in respect of a share, it must be paid by one or more of the following means:
 - (a) transfer to a bank or building society account specified by the distribution recipient in writing; or

- (b) sending a cheque, payable to the distribution recipient, by post to the distribution recipient at his registered address (if the distribution recipient is a holder of the share), or (in any other case) to an address specified by the distribution recipient either in writing or as the directors may otherwise decide; or
- (c) any other means of payment as the directors agree with the distribution recipient either in writing or by such other means as the directors decide.
- (2) In the articles, "the distribution recipient" means, in respect of a share in respect of which a dividend or other sum is payable:
 - (a) the holder of the share; or
 - (b) if the share has two or more joint holders, whichever of them is named first in the register of members; or
 - (c) if the holder is no longer entitled to the share by reason of death or bankruptcy, or otherwise by operation of law, the transmittee.

33 No interest on distributions

The Company may not pay interest on any dividend or other sum payable in respect of a share unless otherwise provided by the terms on which the share was issued, or the provisions of another agreement between the holder of that share and the Company.

34 Unclaimed distributions

- (1) All dividends or other sums which are payable in respect of shares and unclaimed after having been declared or become payable, may be invested or otherwise made use of by the directors for the benefit of the Company until claimed.
- (2) The payment of any such dividend or other sum into a separate account does not make the Company a trustee in respect of it and if
 - (a) twelve years have passed from the date on which a dividend or other sum became due for payment; and
 - (b) the distribution recipient has not claimed it,

the distribution recipient is no longer entitled to that dividend or other sum and it ceases to remain owing by the Company.

35 Non-cash distributions

- (1) Subject to the terms of issue of the share in question, the Company may, by ordinary resolution on the recommendation of the directors, decide to pay all or part of a dividend or other distribution payable in respect of a share by transferring non-cash assets of equivalent value (including, without limitation, shares or other securities in any company).
- (2) For the purposes of paying a non-cash distribution, the directors may make whatever arrangements they think fit, including, where any difficulty arises regarding the distribution:
 - (a) fixing the value of any assets;

- (b) paying cash to any distribution recipient on the basis of that value in order to adjust the rights of recipients; and
- (c) vesting any assets in trustees.

36 Waiver of distributions

- (1) Distribution recipients may waive their entitlement to a dividend or other distribution payable in respect of a share by giving the Company notice in writing to that effect, but if:
 - (a) the share has more than one holder, or
 - (b) more than one person is entitled to the share, whether by reason of the death or bankruptcy of one or more joint holders, or otherwise,

the notice is not effective unless it is expressed to be given, and signed, by all the holders or persons otherwise entitled to the share.

CAPITALISATION OF PROFITS

37 Authority to capitalise and appropriation of capitalised sums

- (1) The directors may, if they are so authorised by an ordinary resolution:
 - (a) decide to capitalise any profits of the Company (whether or not they are available for distribution) which are not required for paying a preferential dividend, or any sum standing to the credit of the Company's share premium account or capital redemption reserve; and
 - (b) appropriate any sum which they so decide to capitalise (a "capitalised sum") to the persons who would have been entitled to it if it were distributed by way of dividend (the "persons entitled") and in the same proportions.
- (2) Capitalised sums must be applied:
 - (a) on behalf of the persons entitled, and
 - (b) in the same proportions as a dividend would have been distributed to them.
- (3) Any capitalised sum may be applied in paying up new shares of a nominal amount equal to the capitalised sum which are then allotted credited as fully paid to the persons entitled or as they may direct.
- (4) A capitalised sum which was appropriated from profits available for distribution may be applied in paying up new debentures of the Company which are then allotted credited as fully paid to the persons entitled or as they may direct.
- (5) Subject to the articles the directors may:
 - (a) apply capitalised sums in accordance with paragraphs (3) and (4) above partly in one way and partly in another;
 - (b) make such arrangements as they think fit to deal with shares or debentures becoming distributable in fractions under this article (including the issuing of fractional certificates or the making of cash payments); and

(c) authorise any person to enter into an agreement with the Company on behalf of all the persons entitled which is binding on them in respect of the allotment of shares and debentures to them under this article.

PART 4

DECISION-MAKING BY SHAREHOLDERS

ORGANISATION OF GENERAL MEETINGS

38 Attendance and speaking at general meetings

- (1) A person is able to exercise the right to speak at a general meeting when that person is in a position to communicate to all those attending the meeting, during the meeting, any information or opinions which that person has on the business of the meeting.
- (2) A person is able to exercise the right to vote at a general meeting when:
 - (a) that person is able to vote, during the meeting, on resolutions put to the vote at the meeting, and
 - (b) that person's vote can be taken into account in determining whether or not such resolutions are passed at the same time as the votes of all the other persons attending the meeting.
- (3) The directors may make whatever arrangements they consider appropriate to enable those attending a general meeting to exercise their rights to speak or vote at it.
- (4) In determining attendance at a general meeting, it is immaterial whether any two or more shareholders attending it are in the same place as each other.
- (5) Two or more persons who are not in the same place as each other attend a general meeting if their circumstances are such that if they have (or were to have) rights to speak and vote at that meeting, they are (or would be) able to exercise them.

39 Quorum for general meetings

The quorum for a general meeting shall be determined according to section 318 of the 2006 Act and no business other than the appointment of the chairman of the meeting is to be transacted at a general meeting if the persons attending it do not constitute a quorum.

40 Chairing general meetings

- (1) If the directors have appointed a chairman, the chairman shall chair general meetings if present and willing to do so.
- (2) If the directors have not appointed a chairman, or if the chairman is unwilling to chair the meeting or is not present within ten minutes of the time at which a meeting was due to start:
 - (a) the directors present, or
 - (b) (if no directors are present), the meeting, must appoint a director or shareholder to chair the meeting, and the appointment of the chairman of the meeting must be the first business of the meeting.

(3) The person chairing a meeting in accordance with this article is referred to as "the chairman of the meeting".

41 Attendance and speaking by directors and non-shareholders

- (1) Directors may attend and speak at general meetings, whether or not they are shareholders.
- (2) The chairman of the meeting may permit other persons who are not:
 - (a) shareholders of the Company, or
 - (b) otherwise entitled to exercise the rights of shareholders in relation to general meetings, to attend and speak at a general meeting.

42 Adjournment

- (1) If the persons attending a general meeting within half an hour of the time at which the meeting was due to start do not constitute a quorum, or if during a meeting a quorum ceases to be present, or if at any time during a quorate general meeting the meeting directs him to do so, the chairman of the meeting must adjourn it and he may adjourn a general meeting at which a quorum is present if:
 - (a) the meeting consents to an adjournment, or
 - (b) it appears to the chairman of the meeting that an adjournment is necessary to protect the safety of any person attending the meeting or ensure that the business of the meeting is conducted in an orderly manner.
- (2) When adjourning a general meeting, the chairman of the meeting must:
 - (a) either specify the time and place to which it is adjourned or state that it is to continue at a time and place to be fixed by the directors; and
 - (b) have regard to any directions as to the time and place of any adjournment which have been given by the meeting.
- (3) If the continuation of an adjourned meeting is to take place more than 14 days after it was adjourned, the Company must give at least 7 clear days' notice of it (that is, excluding the day of the adjourned meeting and the day on which the notice is given):
 - (a) to the same persons to whom notice of the Company's general meetings is required to be given, and
 - (b) containing the same information which such notice is required to contain.
- (4) No business may be transacted at an adjourned general meeting which could not properly have been transacted at the meeting if the adjournment had not taken place and if, at an adjourned general meeting, a quorum is not present within half an hour from the time appointed for the meeting, the shareholders present shall be a quorum.

VOTING AT GENERAL MEETINGS

43 Voting: general

A resolution put to the vote of a general meeting must be decided on a show of hands unless a poll is duly demanded and acted upon in accordance with these articles and sections 321 and 322 of the 2006 Act.

44 Errors and disputes

- (1) No objection may be raised to the qualification of any person voting at a general meeting except at the meeting or adjourned meeting at which the vote objected to is tendered, and every vote not disallowed at the meeting is valid.
- (2) Any such objection must be referred to the chairman of the meeting, whose decision is final.

45 Poll votes

- (1) A poll on a resolution may be demanded:
 - (a) in advance of the general meeting where it is to be put to the vote, or
 - (b) at a general meeting, either before a show of hands on that resolution or immediately after the result of a show of hands on that resolution is declared.
- (2) A poll may be demanded by:
 - (a) the chairman of the meeting;
 - (b) the directors;
 - (c) two or more persons having the right to vote on the resolution; or
 - (d) a person or persons representing not less than one tenth of the total voting rights of all the shareholders having the right to vote on the resolution.
- (3) A demand for a poll may be withdrawn if:
 - (a) the poll has not yet been taken, and
 - (b) the chairman of the meeting consents to the withdrawal.
- (4) Polls must be taken immediately and in such manner as the chairman of the meeting directs.

46 Content of proxy notices

- (1) Proxies may only validly be appointed by a notice in writing (a "proxy notice") which:
 - (a) states the name and address of the shareholder appointing the proxy;
 - (b) identifies the person appointed to be that shareholder's proxy and the general meeting in relation to which that person is appointed;
 - (c) is signed by or on behalf of the shareholder appointing the proxy, or is authenticated in such manner as the directors may determine; and
 - (d) is delivered to the Company in accordance with the articles and any instructions contained in the notice of the general meeting to which they relate.
- (2) The Company may require proxy notices to be delivered in a particular form, and may specify different forms for different purposes.

- (3) Proxy notices may specify how the proxy appointed under them is to vote (or that the proxy is to abstain from voting) on one or more resolutions.
- (4) Unless a proxy notice indicates otherwise, it must be treated as:
 - (a) allowing the person appointed under it as a proxy discretion as to how to vote on any ancillary or procedural resolutions put to the meeting; and
 - (b) appointing that person as a proxy in relation to any adjournment of the general meeting to which it relates as well as the meeting itself.

47 Delivery of proxy notices

- (1) A person who is entitled to attend, speak or vote (either on a show of hands or on a poll) at a general meeting remains so entitled in respect of that meeting or any adjournment of it, even though a valid proxy notice has been delivered to the Company by or on behalf of that person.
- (2) An appointment under a proxy notice may be revoked by delivering to the Company a notice in writing given by or on behalf of the person by whom or on whose behalf the proxy notice was given.
- (3) A notice revoking a proxy appointment only takes effect if it is delivered before the start of the meeting or adjourned meeting to which it relates.
- (4) If a proxy notice is not executed by the person appointing the proxy, it must be accompanied by written evidence of the authority of the person who executed it to execute it on the appointor's behalf.

48 Amendments to resolutions

- (1) An ordinary resolution to be proposed at a general meeting may be amended by ordinary resolution if:
 - (a) notice of the proposed amendment is given to the Company in writing by a person entitled to vote at the general meeting at which it is to be proposed not less than 48 hours before the meeting is to take place (or such later time as the chairman of the meeting may determine), and
 - (b) the proposed amendment does not, in the reasonable opinion of the chairman of the meeting, materially alter the scope of the resolution.
- (2) A special resolution to be proposed at a general meeting may be amended by ordinary resolution, if:
 - (a) the chairman of the meeting proposes the amendment at the general meeting at which the resolution is to be proposed; and
 - (b) the amendment does not go beyond what is necessary to correct a grammatical or other non-substantive error in the resolution.
- (3) If the chairman of the meeting, acting in good faith, wrongly decides that an amendment to a resolution is out of order, the chairman's error does not invalidate the vote on that resolution.

PART 5

49 Means of communication to be used

- (1) Anything sent or supplied by or to the Company under the articles may be sent or supplied in any way in which the 2006 Act provides for documents or information which are authorised or required by any provision of that Act to be sent or supplied by or to the Company.
- (2) Every notice convening a general meeting shall comply with the provisions of section 307 and 325 of the 2006 Act as to the length of notice required for the meeting and the giving of information to shareholders in regard to their right to appoint proxies; and notices of and other communications relating to any general meeting which any shareholder is entitled to receive shall be sent to the directors and to the auditor for the time being of the Company.
- (3) Any notice or document to be sent or supplied to a director in connection with the taking of decisions by directors may also be sent or supplied by the means by which that director has asked to be sent or supplied with such notices or documents for the time being.
- (4) A director may agree with the Company that notices or documents sent to that director in a particular way are to be deemed to have been received within a specified time of their being sent, and for the specified time to be less than 48 hours.

50 Company seals

- (1) Any common seal may only be used by the authority of the directors.
- (2) The directors may decide by what means and in what form any common seal is to be used.
- (3) Unless otherwise decided by the directors, if the Company has a common seal and it is affixed to a document, the document must also be signed by at least one authorised person in the presence of a witness who attests the signature.
- (4) For the purposes of this article, an authorised person is:
 - (a) any director of the Company;
 - (b) the Company secretary (if any); or
 - (c) any person authorised by the directors for the purpose of signing documents to which the common seal is applied.

No right to inspect accounts and other records

Except as provided by law or authorised by the directors or an ordinary resolution of the Company, no person is entitled to inspect any of the Company's accounting or other records or documents merely by virtue of being a shareholder.

52 Provision for employees on cessation of business

The directors may decide to make provision for the benefit of persons employed or formerly employed by the Company or any of its subsidiaries (other than a director or former director or shadow director) in connection with the cessation or transfer to any person of the whole or part of the undertaking of the Company or that subsidiary.

53 Indemnity

- (1) Subject to paragraph (2), a relevant director of the Company or an associated company may be indemnified out of the Company's assets against:
 - any liability incurred by that director in connection with any negligence, default, breach of duty or breach of trust in relation to the Company or an associated company;
 - (b) any liability incurred by that director in connection with the activities of the Company or an associated company in its capacity as a trustee of an occupational pension scheme (as defined in section 235(6) of the 2006 Act);
 - (c) any other liability incurred by that director as an officer of the Company or an associated company.
- (2) This article does not authorise any indemnity which would be prohibited or rendered void by any provision of the Companies Acts or by any other provision of law.
- (3) In this article:
 - (a) companies are associated if one is a subsidiary of the other or both are subsidiaries of the same body corporate; and
 - (b) a "relevant director" means any director or former director of the Company or an associated company.

54 Insurance

- (1) The directors may decide to purchase and maintain insurance, at the expense of the Company, for the benefit of any relevant director in respect of any relevant loss.
- (2) In this article:
 - (a) a "relevant director" means any director or former director of the Company or an associated company;
 - (b) a "relevant loss" means any loss or liability which has been or may be incurred by a relevant director in connection with that director's duties or powers in relation to the Company, any associated company or any pension fund or employees' share scheme of the Company or associated company; and
 - (c) companies are associated if one is a subsidiary of the other or both are subsidiaries of the same body corporate.

APPENDIX 20C DECISION NOTICE 19/01118/FUL

Place Directorate City Growth Department

Planning Services
Howden House · 1 Union Street · Sheffield · S1 2SH
jenny.smith4@sheffield.gov.uk



Officer: Jenny Smith Tel: (0114) 20 37863 (Tues, Wed and

Thurs)

Ref: 19/01118/FUL 25 September 2019

Chris Carr Architects
Mr Chris Carr
Orchard Farm
Goathland
Whitby
YO22 5JX

TOWN AND COUNTRY PLANNING ACT 1990 PLANNING PERMISSION

Proposal: Alterations and part demolition of existing building to form 9no. residential

units, retention and extension of the existing gatehouse to form 1no. dwelling, erection of a detached leisure facility with 1no. apartment above, provision of underground garages with 2no. apartments above. (Amended

description and plans).

Location: Tapton Cliffe And Lodge, 276 Fulwood Road, Sheffield, S10 3BN,

Applicant: Mr Peter Eyre T/A Trinity Park Estates

Planning permission is hereby **GRANTED** for the above-mentioned development in accordance with the application deposited with the Council on 29 March 2019 together with the relevant plans, including any amendments now agreed, subject to the following condition(s), in each case followed by the relevant reason:-

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 Plan(s)

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

Garage Apartment Block - Ground floor plan Dwg No. APT01 Rev C-Scan Date 16 Sep 2019

Large print versions of this letter are available by telephoning (0114) 273 4791

Garage Apartment Block - First and Second floor plans Dwg No. APT02 Rev C-Scan Date 16 Sep 2019

Garage Apartment Block - Roof plan Dwg No. APT03 Rev D- Scan Date 16 Sep 2019

Garage Apartment Block -Elevations 1 Dwg No. APT08 Rev C- Scan Date 16 Sep 2019

Garage Apartment Block -Elevations 2 Dwg No. APT09 Rev C- Scan Date 16 Sep 2019

Leisure Spa and Apt - Floor Plans Dwg No. SPA01 Rev B- Scan Date 16 Sep 2019

Leisure Spa and Apt - Roof Plans Dwg No. SPA02 Rev B- Scan Date 16 Sep 2019

Leisure Spa and Apt - Elevations 1 Dwg No. SPA03 Rev C- Scan Date 16 Sep 2019

Leisure Spa and Apt - Elevations 2 Dwg No. SPA04 Rev A- Scan Date 16 Sep 2019

Tapton Cliffe House - Basement Plan Dwg No. TC01- Scan Date 16 Sep 2019 Tapton Cliffe House - Ground Floor Plan Dwg No. TC02 Rev A- Scan Date 16 Sep 2019

Tapton Cliffe House - First Floor Plan Dwg No. TC03 Rev A- Scan Date 16 Sep 2019

Tapton Cliffe House - Second Floor Plan Dwg No. TC04 Rev A- Scan Date 27 Mar 2019

Tapton Cliffe House - Third Floor Plan Dwg No. TC05 Rev A- Scan Date 27 Mar 2019

Tapton Cliffe House - Roof Plan Dwg No. TC06 Rev A- Scan Date 27 Mar 2019 Tapton Cliffe House - South Elevations Dwg No. TC10 Rev A- Scan Date 27 Mar 2019

Tapton Cliffe House - East Elevations Dwg No. TC11 Rev A- Scan Date 27 Mar 2019

Tapton Cliffe House - North Elevations Dwg No. TC12 Rev A- Scan Date 27 Mar 2019

Tapton Cliffe House - West Elevations Dwg No. TC13 Rev A- Scan Date 27 Mar 2019

Tapton Cliffe House - Courtyard Elevations Dwg No. TC14 Rev A- Scan Date 27 Mar 2019

Gate Lodge - Proposed Plans Dwg No. GL01 Rev A- Scan Date 16 Sep 2019 Gate Lodge - Proposed Elevations Dwg No. GL02 Rev A- Scan Date 16 Sep 2019

Landcape Proposals - Dwg No. P01 Rev F- Scan Date 16 Sep 2019 Site Layout - Dwg No. P03 Rev C- Scan Date 16 Sep 2019

Reason: In order to define the permission.

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

3. 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, or an alternative fabric first approach to offset an equivalent amount of energy. 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. 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.

4. No development shall commence until detailed proposals for surface water disposal, including calculations to demonstrate a 30% reduction compared to the existing peak flow based on a 1 in 1 year rainfall event have been submitted to and approved in writing by the Local Planning Authority. This will require the existing discharge arrangements, which are to be utilised, to be proven and alternative more favourable discharge routes, according to the hierarchy, to be discounted. Otherwise greenfield rates (QBar) will apply.

An additional allowance shall be included for climate change effects for the lifetime of the development. Storage shall be provided for the minimum 30 year return period storm with the 100 year return period storm plus climate change retained within the site boundary. The development shall thereafter be carried out in accordance with the approved details.

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.

5. No development shall commence until full details of the proposed surface water drainage design, including calculations and appropriate model results, have been submitted to and approved by the Local Planning Authority. This shall 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.

6. No development shall commence until full details of measures to protect the existing trees to be retained, have been submitted to and approved in writing by the Local Planning Authority and the approved measures have thereafter been implemented. These measures shall include a construction methodology statement and plan showing accurate root protection areas and the location and details of protective fencing and signs. Protection of trees shall be in accordance with BS 5837, 2012 (or its replacement) and the protected areas shall not be disturbed, compacted or used for any type of storage or fire, nor shall the retained trees, shrubs or hedge be damaged in any way. The Local Planning Authority shall be notified in writing when the protection measures are in place and the protection shall not be removed until the completion of the development.

Reason: In the interests of protecting the identified trees on site. It is essential that this condition is complied with before any other works on site commence given that damage to trees is irreversible.

7. No development shall commence until details of the site accommodation including an area for delivery/service vehicles to load and unload, for the parking of associated site vehicles and for the storage of materials, has been submitted to and approved in writing by the Local Planning Authority. Thereafter, such areas shall be provided to the satisfaction of the Local Planning Authority and retained for the period of construction or until written consent for the removal of the site compound is obtained from the Local Planning Authority.

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.

8. 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 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. No development shall commence until the actual or potential land contamination and ground gas contamination at the site shall have been investigated and a Phase 1 Preliminary Risk Assessment Report shall have been submitted to and approved in writing by the Local Planning Authority. The Report shall be prepared in accordance with Contaminated Land Report CLR11 (Environment Agency 2004). Reason: In order to ensure that any contamination of the land is properly dealt with and the site is safe for the development to proceed, it is essential that this condition is complied with before the development is commenced.

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 construction works commencing. 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 and the site is safe for the development to proceed, it is essential that this condition is complied with before the development is commenced.

11. 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 construction works commencing. 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 and the site is safe for the development to proceed, it is essential that this condition is complied with before the development is commenced.

12. No development shall commence unless the intrusive site investigation works described in the coal mining risk assessment produced by Eastwoods and Partners have been carried out as recommended and a report of the findings arising from the intrusive site investigations is submitted to and approved by the Local Planning Authority. Where the investigations indicate that remedial works are required, a scheme of remedial works shall be submitted to and approved by the Local Planning Authority before the development commences and thereafter the remedial works shall be carried out in accordance with the approved details.

Reason: To ensure the site is safe for the development to proceed and the safety and stability of the proposed development, it is essential that this condition is complied with before the development is commenced.

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

13. A sample panel of all 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.

- 14. Large scale details, including materials and finishes, at a minimum 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:
 - (a) External Doors
 - (b) Windows
 - (c) Window reveals
 - (d) Fascias
 - (e) Rainwater goods
 - (f) Roof lights/Lantern
 - (q) Brise Soleil
 - (h) Balcony
 - (i) Roof Detail
 - (j) Boundary Treatments
 - (k) Gate and Gate Posts
 - (I) Bin Store

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

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

15. Details of the location, specification and appearance of all new services to the building (including meter boxes, outlets and inlets for gas, electricity, telephones, security systems, cabling, trunking, soil and vent stacks, fresh and foul water supply and runs, heating, air conditioning, ventilation, extract and odour control equipment, pipe runs and internal and external ducting) shall be approved in writing by the Local Planning Authority before installation.

Reason: In order to protect the character of the original building.

16. The apartments shall not be used unless the car parking accommodation for 32 cars 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 it is essential for these works to have been carried out before the use commences.

17. 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 any above ground works commence, 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.

18. The approved landscape works shall be implemented prior to the development being brought into use or within an alternative timescale to be first approved in writing 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 it is essential for these works to have been carried out before the use commences.

19. The existing landscaped areas within the site shall be retained and protected from construction activity. Any damage during construction / demolition works shall be made good by reinstating to the condition/appearance prior to the commencement of the works.

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

20. The proposed green roof(s) (vegetated roof system) shall be provided on the roof(s) in the locations shown on the approved plans prior to the use of the buildings commencing. Full details of the green roof construction and specification, together with a maintenance schedule shall be submitted to and approved in writing by the Local Planning Authority prior to foundation works commencing on site and unless otherwise agreed in writing shall include a substrate based growing medium of 80mm minimum depth incorporating 15-25% compost or other organic material. Herbaceous plants shall be employed and 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.

21. 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 development 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 Sheffield City Council 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.

Other Compliance Conditions

22. Notwithstanding the details on the approved plans, no tree, shrub or hedge shall be removed or pruned, without the prior written approval of the Local Planning Authority. This is with the exceptions of T10, T11, T12, T13, T14 and T15 which are to be removed.

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

23. The existing car parking accommodation within the site, as indicated on the approved plans, shall be retained for the sole use of the occupiers of the development hereby approved.

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

24. The windows serving the staircore/landing on the side elevation of the new building (above the underground car parking) facing north-east towards Fairfield Heights shall be fully glazed with obscure glass to a minimum privacy standard of Level 4 Obscurity and no part of the window shall at any time be glazed with clear glass.

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

25. Surface water and foul drainage shall drain to separate systems.

Reason: To ensure satisfactory drainage arrangements.

26. 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.

Please Note: There may not be conditions under each heading.

Date of Decision made by the Council's Authorised Officer

25 September 2019

Planning Service Sheffield City Council

Attention is drawn to the following directive(s):

1. Where conditions require details to be submitted, an Application for Approval of Details Reserved by Condition is required (unless the condition gives the option of implementing the details already submitted). The Local Planning Authority is expected to determine these applications within 8 weeks of being validated, so it is essential to include all the information required. Apply online at www.planningportal.gov.uk. There are fees, which are also set by the Government.

- 2. 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.
- 3. 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.

Please note: You must not start work until you have submitted and had acknowledged a CIL Form 6: Commencement Notice. Failure to do this will result in surcharges and penalties.

4. As the proposed development abuts the public highway you are advised to contact the Highways Co-ordination Group prior to commencing works:

Telephone: 0114 273 6677

Email: highways@sheffield.gov.uk

They will be able to advise you of any pre-commencement condition surveys, permits, permissions or licences you may require in order to carry out your works.

5. 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 on the Council website here:

https://www.sheffield.gov.uk/content/sheffield/home/roads-pavements/address-management.html

The guidance document on the website includes details of how to apply, and what information we require. 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.

- 6. The developer is advised that, in the event that any unexpected contamination or deep made ground 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
- 7. Plant and equipment shall be designed to ensure that the total LAr plant noise rating level (i.e. total plant noise LAeq plus any character correction for tonality, impulsive noise, etc.) does not exceed the LA90 background sound level at any time when measured at positions on the site boundary adjacent to any noise sensitive use.

8. 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, 5th Floor (North), Howden House, 1 Union Street, Sheffield, S1 2SH: Tel. (0114) 2734651, or by email at epsadmin@sheffield.gov.uk.

NOTES

The term 'true conditions precedent' is used to mean a condition that expressly requires that development shall not commence until the condition has been complied with, and is central to the consent. Development commencing without complying with these conditions would be unlawful.

Appeals to the Secretary of State

If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State for the Environment under Section 78 of the Town and Country Planning Act, 1990.

<u>Enforcement</u> - If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice. If you want to appeal against your Local Planning Authority's decision on our application, then you must do so within 28 days of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your Local Planning Authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months (12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.

<u>Householder</u> - If this is a decision to refuse planning permission for a householder application, if you want to appeal against your Local Planning Authority's decision then you must do so within 12 weeks of the date of this notice.

<u>Minor Commercial</u> - If this is a decision to refuse planning permission for a minor commercial application, if you want to appeal against your Local Planning Authority's decision then you must do so within 12 weeks of the date of this notice.

<u>All Other Applications</u> - If you want to appeal against your Local Planning Authority's decision then you must do so within 6 months of the date of this notice.

Appeals can be made online at: https://www.gov.uk/planning-inspectorate. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions given under a development order.

Purchase Notices

If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council. This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter 1 of Part VI of the Town and Country Planning Act 1990.

Notes Regarding Access for Fire Service

Notwithstanding this planning permission, attention is drawn to Section 55 of the South Yorkshire act 1980 which requires that any application made under the Building Regulations shall be rejected unless, after consultation with the Fire Authority, they are satisfied that the plans show:-

- (a) that there will be adequate means of access for the fire brigade to the building or, as the case may be, to the building as extended; and
- (b) that the building or, as the case may be, the extension of the building will not render inadequate existing means of access for the fire brigade to a neighbouring building.

Any queries in this respect should be directed to:-South Yorkshire Fire and Rescue, 197 Eyre Street, Sheffield, S1 3FG. Telephone: 0114 2727202

Demolition

Section 80 (2) of the Building Act 1984 requires that any person carrying out demolition work shall notify the local authority of their intention to do so. This applies if any building or structure is to be demolished in part or whole. (There are some exceptions to this including an internal part of an occupied building, a building with a cubic content of not more than 1750 cubic feet or where a greenhouse, conservatory, shed or pre-fabricated garage forms part of a larger building). Where demolition is proposed in City Centre and /or sensitive areas close to busy pedestrian routes, particular attention is drawn to the need to consult with Environmental Protection Services to agree suitable noise (including appropriate working hours) and dust suppression measures.

Form Dem 1 (Notice of Intention to Demolish) is available from Building Standards, Howden House, 1 Union Street, Sheffield, S1 2SH. Tel (0114) 273 4170 email buildingcontrol@sheffield.gov.uk

Environmental Protection Services can be contacted at DEL, Howden House, 1 Union Street, Sheffield, S1 2SH. Tel (0114) 2734651

APPENDIX 20D OFFICER REPORT 19/01118/FUL

SHEFFIELD CITY COUNCIL PLANNING APPLICATION OFFICER REPORT

APPLICATION: 19/01118/FUL

PROPOSAL: Alterations and part demolition of existing

building to form 9no. residential units, retention and extension of the existing gatehouse to form 1no. dwelling, erection of a detached leisure facility with 1no. apartment above, provision of underground garages with 2no. apartments above. (Amended description and plans).

ADDRESS: Tapton Cliffe And Lodge

276 Fulwood Road

Sheffield S10 3BN

LOCATION AND PROPOSAL

The application site relates to Tapton Cliffe Lodge a large Victorian Villa which is set in substantial grounds. The site is located within a Housing Area, and the Endcliffe Conservation Area as defined in the adopted Sheffield Unitary Development Plan (UDP). The site also bounds the southern boundary of the Broomhill Conservation Area.

The site is broadly characterised by a steep topography, rising up from the highway to the rear boundary of the site, with mature trees within the grounds, predominately towards the boundaries.

This Lodge was originally constructed in 1864 as a private residence, and has been extended in the early 20th Century changing ownership to the University and then the NHS. More recently it was used as a private nursing home, and since 1995 the building has been occupied by Guide Dogs for the Blind Associations and Blink Veterans

At present there is a gate lodge at the entrance to the site from Fulwood Road, the main lodge with extensions, some smaller ancillary buildings, and hard standing for car parking.

It is proposed to remove some of the existing unsympathetic extensions and existing alterations, and to remodel the existing building with new extensions to create 9 apartments, and a guest room. In addition, a new detached two storey building with leisure facility to the lower ground and single apartment above is proposed to the west of the building, a new three storey block containing 2 apartments above a garage for 11 cars to the east of the main building. The gate lodge is proposed to be retained and extended.

Amended plans have been received showing the removal of the proposed underground house, (which was positioned in the lawn area in front of the main house) along with some further alterations to the overall design and layout of the proposal.

PLANNING HISTORY

There is an extensive planning history relating to this site. The most relevant of applications include:

15/02737/FUL - Siting of 3 single-storey temporary buildings (for a period of three years) – Granted Conditionally in September 2015. There was no evidence that this permission was implemented when visiting the site.

REPRESENTATIONS

There have been no representations received following consultation including the posting of 4 site notices around the site.

PLANNING ASSESSMENT

The main issues to be considered in this application are;

- The acceptability of the development in land use policy,
- The design scale and mass of the proposal, and its impact on the host building and the surrounding conservation area and street scene,
- The effect on future and existing occupiers living conditions,
- Whether suitable highways access and off-street parking is provided,
- The impact on the mature trees.

- Land Use Policy

The application site falls within a Housing Area, and the principle of redeveloping the site for housing (Use Class C3) is in line with the preferred use identified within UDP policy H10 'Development in Housing Areas'.

Policy CS23 of the Core Strategy 'Locations for New Housing' states that new housing development will be concentrated where it would support urban regeneration and make efficient use of land and infrastructure. Core Strategy Policy CS24 'Maximising use of Previously Developed Land for New Housing' seeks to try and ensure that priority is given to developments on previously developed sites. The site is small within an existing urban area and sustainably close to a regular bus route.

The site is currently occupied by the main building and some ancillary built form. The majority of the development would be on land classed as previously developed, with some limited building on the greenfield portion of the site. The development of this small urban site for new housing complies with the aims of policies CS23 and CS24.

Paragraph 11 of the updated National Planning Policy Framework (NPPF) 2019 stipulates plans and decisions apply a presumption on favour of sustainable development, and that relevant policies for the supply of housing

should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.

The Local Planning Authority is in the process of updating its five year housing land supply position but given the changed assessment regime identified in the NPPF (2019) and associated Practice Guidance, further detailed work is required. The Local Planning Authority are therefore undertaking additional work to reflect the requirements of national policy and guidance, before publishing conclusions in a monitoring report (expected later this year). At the current time, the Council cannot demonstrate a five year supply. The Council's most recent assessment of supply, contained in the SHLAA Interim Position Paper (2017), showed a 4.5 year supply of sites, and this includes the appropriate buffer. Consequently the policies that are most important for determining this application are automatically considered to be out of date.

- Density of Development

Policy CS26 'Efficient Use of Housing Land and Accessibility' of the Core Strategy requires housing developments to make efficient use of land, but states that it should be in keeping with the character of the area. In this location, near to high frequency bus routes in the urban area, it is considered that a density of 40-60 dwellings per hectare would be appropriate.

This proposal is for 13 new residential units on a site which is approximately 0.66 hectares. This would represent around 20 dwellings per hectare. Figures outside of this range can be acceptable, where they reflect the local character. In this instance, the site is within the conservation area, and the principle of developing in front of the existing building, which is essentially the vast majority of the site is not acceptable. Furthermore there are site constraints, through the position of mature trees and the steeply sloping site. Notwithstanding details of the design, scale and mass of the proposal which are covered in depth in the sections below, the density complies with the principles of Policy CS26 of the Core Strategy.

- Design and Conservation

Tapton Cliffe and Lodge is located within the Endcliffe Conservation Area which is a Designated Heritage Asset. Sheffield City Council has a commitment to the conservation of the character and appearance of this area.

The application property is considered to be a building of townscape merit, being a large Victorian Villa which forms an integral part of the surrounding conservation area.

The immediate area surrounding the site is characterised predominately by Grand Victorian detached Villas set within expansive, mature, sylvan landscaped gardens. These properties were mainly built by leading 19th Century Sheffield industrialists and businessmen.

Some of these properties within the Conservation Area due to their substantial scale are not always visible from the highway due to their orientation and the steep topography common in Sheffield. Many of the houses in the Conservation Area had gate lodges and coach houses and other outbuildings linked through the gardens.

The Core Strategy policy CS74 'Design Principles' requires development to enhance distinctive features of the area, which is backed up through UDP policies H14 'Conditions on Development in Housing Areas' and BE5 'Building and Design Siting' which expect good quality design in keeping with the scale and character of the surrounding area.

As the site also falls within the Endcliffle Conservation Area, Policy BE16 'Development in Conservation Areas' and BE17 'Design and Materials in Areas of Special Architectural or Historic Interest' of the UDP are relevant.

These policies require high quality developments which would respect and take advantage of and enhance the distinctive features of the city, its districts and neighbourhoods, and which also seek to preserve or enhance the character of conservation areas and the cities heritage.

Chapter 12 of the NPPF (2019) requires good design, where paragraph 124 states that good design is a key aspect of sustainable development and should contribute positively to making places better for people. Paragraph 130 requires that planning permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area. Paragraph 131 goes on to say that great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally so long as they fit in with the overall form and layout of their surroundings.

The scheme has been the subject of extensive pre-application advice, which included that any development in this location should seek to minimise the harm to the significance and setting of the heritage asset as much as practicably possible. It was strongly suggested that any development on the site should be subservient to the main building creating a credible hierarchy of buildings in an appropriate scale using a traditional materials palette. This could be in a traditional or contemporary design approach. A similar scheme to this application was submitted at pre-application stage and it was conveyed to the applicant that for a scheme to be supported by officers, the underground house would need to be removed from the lawn in front of the main building and a number of smaller alterations were suggested.

Amended plans have been received which show a number of changes. The main changes include: Omitting the underground house; omitting the block containing three garages, omitting all pergolas over the parking spaces, pushing back the leisure building, and making alterations to the external appearance of the two apartments above the underground car parking.

It is proposed to demolish a number of building on the site. These include the modern outbuilding to the east of the main house, a non-original extension to the northeast corner of the main house, a conservatory building located on the

west of the building, and outbuildings adjacent to the lodge house. These buildings and extensions have a negative appearance and impact on the setting of both the main building and the surrounding Conservation Area. The removal of these additions will have a positive impact, enhancing the setting of Tapton Cliffe.

The key areas of development are; main building and extensions, underground car parking with two apartments above, leisure facility and apartment above, and extension to the gate lodge.

Main Building.

It is proposed to remove the unsympathetic extension to the north east corner of the main building, which is positioned in a prominent location on the side elevation facing the parking courtyard at the top of the driveway. This is to be replaced with a more appropriately designed two storey extension which creates two, 2 storey cottages that face towards a new courtyard area, which is a welcome feature.

Along the western elevation, there is a large modern conservatory which is to be removed which is not traditional. This is to be replaced with a leisure facility with apartment above.

There is an existing covered roof terrace to the third floor which is to be utilised as part of Apartment 9 below on the second floor. This will consist of a standing seam metal roof and cladding with aluminium windows which are set into the existing stone pillars.

The principle of the proposed alterations to the main building are acceptable subject to the large scale details and samples which can be controlled through a condition.

Leisure facility and apartment

It is proposed to build a two storey building close to the site of the existing modern conservatory. Amended plans have been received showing this block moving back into the site and away/behind the front elevation of the main building. This is built partially underground, and consists of a spa/pool/gym area to the lower ground floor and apartment above. The spa area is available for use by all residents within the scheme, and is limited to residents. A separate access via a new ramp leads down to the spa entrance which is faced in natural stone. To the upper level, a three bedroom apartment is proposed which is accessed over a small bridge feature. The design of the building takes a contemporary form, which is considered to be a high quality crisp design, featuring high quality materials. A flat roof is proposed with green roof feature.

Garage and two apartments

Towards the north east of the main building is an existing storage/office building which is built into the land which rises to the rear. This is to be

removed, and replaced with a three storey building which includes an underground car park for 11 cars, and 2No, 3 bedroom apartments above. Amended plans have been received showing minor alterations to the fenestration detail. Overall, the scale and massing is considered to be read as subservient to the main building, being set behind the main principle elevation. The design mirrors that of the leisure facility, featuring a high quality, crisp contemporary form, employing high quality materials, including a green roof.

Gate Lodge

It is proposed to reuse the existing gate lodge, and convert it into a 1 bedroom dwelling. The outbuildings are to be removed, and an extension is proposed to the north elevation to provide additional living accommodation, which is served by a roof lantern. The proposed extension is set back, will appear subservient, and is detailed appropriately, and therefore is considered acceptable.

Materials

The existing stonework on all buildings is in good condition and will be retained. All new buildings are to be clad in a mix of cut ashlar stone blocks and dry stone wall, with a mix of composite aluminium/timber structural glass glazing systems. Any existing modern casement windows are to be replaced with timber sash windows. All of these details can be controlled through a condition on any approval.

Impact

Paragraphs 189-192 of the NPPF detail how local planning authorities should assess proposals affecting heritage assets. Paragraph 190 states that local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal, including by development affecting the setting of a heritage asset, minimising any conflict between the heritage assets conservation and any aspect of the proposal.

Setting is the surroundings in which an asset is experienced. This does not depend on there being public rights or an ability to access or experience that setting. Settings of heritage assets which closely resemble the setting at the time the asset was constructed are likely to contribute strongly to significance. The Victorian Villa retains its setting within the mature grounds as it was originally built. You do get a glimpse into the site when traveling along Fulwood Road. The mature trees do screen the majority of views, however the site has not been managed for a significant number of years, and it is proposed to remove and cut back some of the trees and shrubs. This will result in the development being more readily viewable than the existing situation. In addition there are private views from a large number of surrounding properties. It is considered that the new alterations and additions will have a positive impact on the way the building is viewed, enhancing the appearance of this part of the conservation area.

The adjacent building at Tapton Court is a Grade II Listed Building. Views from Tapton Court are towards the rear of the building, and at present, the modern conservatory with pitched glazed roof is visible. This is to be removed and replaced with a smaller extension, which is set at a lower level, faced in natural stone and sits under a green roof. The proposed development is considered to improve the views from the adjacent Listed Building which is favourable.

Paragraph 193 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, greater weight should be given to the asset's conservation. Paragraphs 194 specifically states "Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting) should require clear and convincing justification. Significance can be harmed or lost through development within its setting. Paragraph 196 goes on to say that where a proposed development will lead to less than substantial harm to a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

It is considered that the proposal creates less than substantial harm. Public benefit would accrue from the construction of 13 new residential units whereby there is a shortfall in the 5 year supply in Sheffield, and the removal of the less sympathetic alterations improving the overall appearance. Managing the site and its surrounding landscape gardens, and re-using a now vacant building are also public benefits.

The proposal therefore complies with policies H14, BE5, BE16 and BE17 of the UDP, Core Strategy Policies CS31, and CS74, and Paragraphs 131, 189-194, 196 and 202 of the NPPF.

- Living Conditions

The closest neighbouring properties are the two lodges located either side of the access along Fulwood Road and Shore Lane, the houses on the opposite side of Fulwood Road, the apartments within Fairfield Heights to the north east. To the north and west on the other side of Tapton Walk are Tapton Court and the apartments within the grounds of Kersal Mount.

UDP Policy H14 'Conditions on Development in Housing Areas' requires that (c) the site should not be over-developed or deprive residents of light, privacy or security, or cause serious loss of existing garden space which would harm the character of the neighbourhood. Policy H5 'Flats. Bed-Sitters and Shared Housing' part (a) required that living conditions would be satisfactory for occupants of the accommodation and for their immediate neighbours.

The guidelines found in the adopted Supplementary Planning Guidance on Designing House Extensions are not strictly applicable in this instance owing to them relating to house extensions. However they do suggest a number of detailed guidelines relating to overbearing and overshadowing, privacy and overlooking, and appropriate garden sizes. These guidelines include that two storey dwellings which face directly towards each other should be a minimum

of 21 metres. Two storey buildings should not be placed closer than 12 metres from a ground floor main habitable window, and a two storey extension built along site another dwelling should make an angle of no more than 45° with the nearest point of a neighbour's window to prevent adverse overshadowing and overbearing. These guidelines are reflected in the South Yorkshire Residential Design Guide (SYRDG), which Sheffield considers Best Practice Guidance, but which is not adopted as Supplementary Planning Guidance.

The properties likely to be most affected by the proposal are those within Fairfield Heights, a three storey building located to the northeast of the site. There is a distance of just over 12 metres at its closest to the corner of the proposed new underground car parking with two apartments above. This corner of the proposed new building is not directly in front of the closest window in Fairfield Heights, and is set slightly to the side. Whilst it is acknowledged that the built form on the site is coming closer to the residents in Fairfield Heights, this is not considered to adversely overbear or overshadow existing occupiers to a significant level. The only windows proposed in the side are two small windows which serve the stair core/entrance lobby. These can both be conditioned to be obscure glazing to prevent any detrimental overlooking to occupiers of Fairfield Heights. All other proposed development within the site is set away from Fairfield Heights.

A small extension is proposed to the gate lodge which will not impact adversely on the amenities of occupiers of the gates lodges either side of the site.

Tapton Court and the apartments in the grounds of Kersal Mount which are located to the north and west are sufficient distance away from the proposed alterations, and there will be no detrimental impact on occupiers of these properties.

The main building is to be split into 9 units. All of these proposed units have a good level of outlook from main habitable windows, and will not experience any adverse overlooking between units. The proposed new build elements are positioned sufficient distance/orientation away from the new apartments within the main building and no adverse overbearing or overshadowing will be created by the proposal alterations.

Within the main building immediately adjacent to the main entrance is a small self-contained guest room, which contains a bed-sitting room and en-suite. This room would otherwise be difficult to merge into one of the 9 apartments proposed, and will be available for all residents for guest accommodation, which will be managed by the management company. This is not considered to be a self-contained unit, being far smaller than the recommended dimensions for a studio flat found in the SYRDG.

There is a formal lawn located to the south of the site, which will provide sufficient shared amenity space for occupiers of the proposed 13 units on site.

All other properties are sufficient distance away from the proposed building, and therefore there will be no detrimental impact on occupiers of these adjacent properties.

Therefore it is considered that the proposed development, will not impact on the amenities of occupiers of neighbouring properties, or future occupiers of the proposed units. The scheme accords with Policies H5, and H14 of the UDP.

- Highways

Policy H14 'Conditions of Development in Housing Areas' (part d) requires a development to provide safe access to the highway network and provide appropriate off-street parking and not endanger pedestrians. This is reinforced through Policy H5 'Flats, Bed-Sitters and Shared Housing', which requires at part (c) there would be appropriate off-street car parking for the needs of the people living there.

The NPPF seeks to focus development in sustainable locations and make the fullest possible use of public transport, walking and cycling. The site is located in an accessible location within walking distance of Broomhill District Shopping Centre.

The existing building has most recently been used by the Guide Dogs for the Blind Associations and Blink Veterans. The existing access is taken from Fulwood Road, with the driveway sweeping around the site and finishing in front of the side elevation of the building. Car parking is provided currently along the access driveway, and within a large area of hard surfacing to the side of the main building.

The existing access to the site is 5.5 metres in width which is sufficient to allow for two way traffic. The new gate posts are set in from the Fulwood Road, so that two cars can pull in front.

The Councils revised parking guidelines set out maximum standards in accordance with Core Strategy Policy CS53, and for a 2-3 bedroom dwelling outside of the city centre 2 spaces are required as a maximum, with 2 space per 4 units for visitors.

5 parking spaces are proposed close to the bottom of the driveway on the existing area of hardstanding. 4 spaces are proposed halfway up the driveway, with 11 spaces in the new underground garage, and a 12 spaces to the courtyard area. This gives a total of 32 spaces. This level of parking is considered acceptable in this location, whereby the proposed development will provide up market large units. Furthermore, there is no availability for on street parking along Fulwood Road.

Cycle parking is incorporated within a secure cycle store located in the courtyard area, close to the buildings. In addition, large stores are proposed within the basement area which could provide additional storage. This level of cycle parking is considered acceptable in this location, whereby there maximum parking standards are proposed.

The small leisure facility will be used only be residents of the development, and therefore there will be no further parking required.

The proposal is therefore considered to be acceptable from a highways perspective, meeting the requirements of Policies H5(c), H14(d), CS53 and the NPPF.

- Landscaping/Ecology

Policy GE15 -'Trees and Woodlands' within the UDP states that trees and woodlands will be encouraged and protected. This is supported through Policy BE6 'Landscape Design' which seeks at part (c) to integrate existing landscape features in the development including mature trees and hedges.

It is intended to remove 6 trees, T10, T11, T12, T13, T14 and T15 to physically facilitate the development. These are a Sycamore x2, Goat Willow, Horse Chestnut, White beam and Birch. These are located close to the boundary of the site, and are impacting on the existing stone boundary wall. They have a low category grading and are considered to have a low visual amenity value.

The proposed leisure block has been pulled away from T18 and outside of the tree root protection area, and the 3 car garage block has been omitted so that T9 is now retained. The new parking area towards T7 and T8 is to be constructed using a no-dig method, with all reinstated and new footpaths to be no-dig with gravel finish.

A condition on any approval can ensure that suitable details of tree-protection plans are provided including a method statement for any construction works within the root protection zones.

An Extended Phase 1 Habitat Survey has been carried out which concludes that the main building has a low/moderate potential for bats, along with the potential for bats to be using the trees within the site. A condition on any approval can ensure that any further investigation works are carried out, including if any roosting bats are identified, works should cease immediately.

- Flood Risk and Drainage

The site does not fall within a high or medium risk flood zone that would affect the principle of the development.

Policy CS67 'Flood Risk Management' of the Core Strategy states that the extent and impact of flooding should be reduced. In this instance, any new areas if the areas of hardstanding could be constructed from a porous material, which would restrict surface water run-off, and this can be controlled through a relevant condition to any approval to ensure any alterations are to a minimum.

Yorkshire Water have no objections to the proposal, but have requested a number of conditions are included on any approval.

- Coal Authority

The site falls within the defined Development High Risk Area, and therefore within the application site and surrounding area there are coal mining features and hazards. The applicant has obtained appropriate and up-to date coal mining information, and submitted a Phase 1 Geotechnical and Geo-Environmental Site Investigation Report.

The details submitted are considered acceptable to the Coal Authority, who has no objection to the proposed development. This is subject to the imposition of conditions to ensure the intrusive site investigations, remediation and validation are submitted.

- Community Infrastructure Levy (CIL)

CIL has now been formally introduced; it applies to all new floor space and places a levy on all new development. The money raised will be put towards essential infrastructure needed across the city as a result of new development which could provide transport movements, school places, open space etc. The application site lies within CIL Charging Zone 3 with the charge for this development being £30 per square metre.

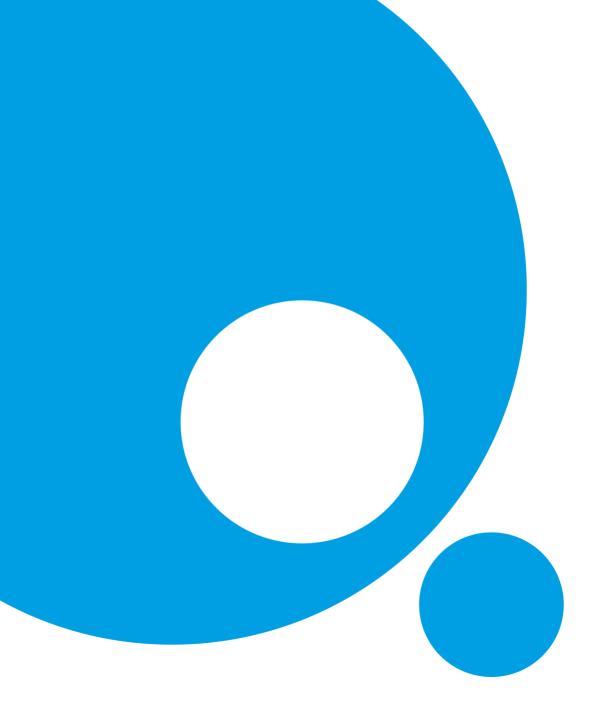
SUMMARY AND RECOMMENDATION

The principle of erecting 13 residential units on the site is considered acceptable in land use policy terms. The proposal would represent efficient use of land, in a sustainable location within the main urban area. The proposed development will not have a detrimental impact on the amenities of occupiers of neighbouring properties, with future occupiers of the proposed development afforded a good level of amenity. The level of car parking accommodation is acceptable and would avoid any severe implications in highway safety terms. The proposal does involve the felling of a limited number of trees within the site, but the overall impact is that the majority of the mature trees are protected.

The removal of the less sympathetic extensions from the site would have a positive impact on the appearance of the host building, and the wider conservation area, and the delivery of 13 housing units would make a small but positive contribution to the city's housing stock. The proposal is considered to create less than substantial harm on the heritage assets Conservation Area and adjacent Listed Building, and the overall scale, massing, design and detailing is considered to be in keeping with the character and appearance of the host building, the application site, and the conservation area.

The application therefore complies with Policy H5, H10, H14, BE5, BE16, BE17, and GE15 of the UDP Policies, CS23, CS24, CS56, CS53 and CS74 of the Core Strategy and Paragraphs 131, 189-196 and 202 of the NPPF, and is recommended for approval subject to conditions.

APPENDIX 20E PLANNING STATEMENT 20/01277/FUL



PLANNING REPORT

TAPTON CLIFFE

Q100639

MARCH 2020 Trinity Park Estates

Contents

1	Introduction	1
2	Factual Background	2
3	Proposed Development	5
4	Decision Making Context	8
5	Assessment	11
6	Planning Balance	12

1 Introduction

- 1.1 This Planning Report is submitted on behalf Trinity Park Estates ("the Applicant") in support of a full planning application for a new dwelling within the grounds of Tapton Cliffe and Lodge, Fulwood Road, Sheffield ("the Application Site").
- 1.2 Tapton Cliffe and its surrounding grounds benefit from extant planning permission ("the Wider Site") (LPA reference 19/01118/FUL) for 9 no. residential units, extension of the existing gatehouse, erection of a detached leisure facility with 1no. apartment above and the provision of underground garages with 2no. apartments above.
- 1.3 The proposed dwelling will form part of the wider redevelopment proposals for the Wider Site and this application should be considered in this context. The additional dwelling proposed by this application will ensure the most efficient use of the Wider Site.
- 1.4 This Report considers the principle of the development proposals in relation to the relevant prevailing planning policies and the heritage balancing exercise required by virtue of the proposal's relationship with designated and undesignated assets. Assessment of other issues can be found in the other technical documents submitted with the application.
- 1.5 The remainder of this Report is structured as follows:
 - Section 2 sets out the relevant factual background, including a description of the Application Site and Wider Site, and relevant planning history;
 - Section 3 explains the development proposals for which consent is sought;
 - Section 4 outlines relevant local and national planning policy any other relevant material considerations;
 - Section 5 assesses the appropriateness of the scheme; and
 - Section 6 concludes the Report, summarising its key findings and conclusions.

2 Factual Background

Site Characteristics

2.1 The Application Site is located approximately 2 miles east of Sheffield City Centre, in the predominantly residential area of Tapton (**Figure 2.1**).

Figure 2.1- Wider Site Location Plan



- 2.2 The Application Site benefits from easy access to the range of local shops and services of Broomhill which are located approximately 0.5 miles east.
- 2.3 The Application Site and Wider Site is allocated on Sheffield City Council's ("the Council") Brownfield Land Register which identifies land that is suitable for residential development.
- 2.4 The Application Site benefits from an existing vehicular and pedestrian access from Fulwood Road, which would be utilised by the development.
- 2.5 Fulwood Road provides easy access to the nearby Peak District National Park and Sheffield City Centre. Fulwood Road connects (inter alia) with Manchester Road (A57) which provides direct connections to Manchester via Snake Pass.
- 2.6 Shore Lane bus stop is located adjacent to the Wider Site on Fulwood Road. This provides regular connections to the wider City Region.
- 2.7 The Application Site is set within the substantial landscaped grounds of Tapton Cliffe and Lodge which extend to c.0.75 ha.

- 2.8 The main building at Tapton Cliffe was formerly occupied by Guide Dogs for the Blind Association and Blind Veterans UK.
- 2.9 The Wider Site is bounded by existing residential development to the south and north east and the grounds of Tapton Court are located to the west.
- 2.10 Tapton Walk, an enclosed cobbled public footpath, is located to the west and north of the Wider Site which provides connections between Manchester Road, Fulwood Road and Shore Lane.
- 2.11 The Wider Site is characterised by a steep topography, rising up from Fulwood Road towards its rear with mature trees within the grounds.

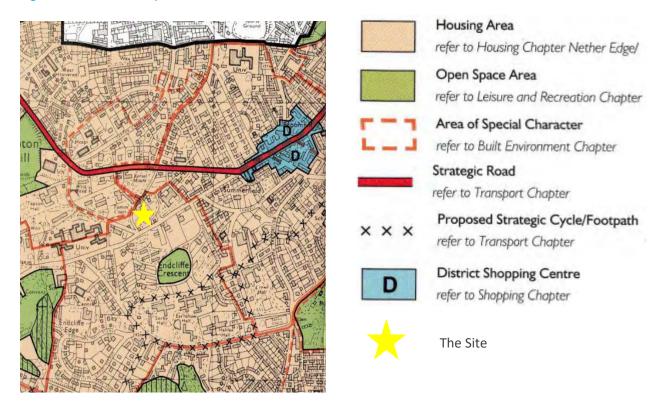
Planning History

- 2.12 Full planning permission (LPA reference 19/01118/FUL) was granted in September 2019 for the conversion of the main house to 9 no. residential apartments, the retention and extension of the existing gatehouse, the erection of a detached leisure facility with 1 no. apartment above and the provision of underground garages with 2 no. apartments above.
- 2.13 The underground dwelling proposed by this planning application was a part of this earlier application, but the Council's Conservation Officer had concerns about its position in the lawn area in front of the main house. The proposed dwelling was removed from the application to enable the rest of the proposals to be approved, though they are yet to be implemented.
- 2.14 So far as the Applicant is aware, neither the Council or statutory consultees had any other concerns in relation to the underground house, nor was there any representations made from the public during the consultation period. The Planning Officer deemed the proposals as a whole as an efficient use of land in a sustainable location within the main urban area.

Planning Designations

2.15 The Sheffield Unitary Development Plan ("UDP") Policies Map identifies both the Wider Site as being within a "Housing Area" (see Figure 2.2).

Figure 2.2- Policies Map Extract



- 2.16 Policy H10 of the UDP identifies housing (Use Class C3) as the preferred use within Housing Areas.
- 2.17 The Site falls within the Endcliffe Conservation Area ("ECA") and abuts the southern boundary of the Broomhill Conservation Area ("BCA").
- 2.18 The Council are currently preparing a Conservation Area Appraisal ("CAA") for the ECA. Consultation is expected to take place in May 2020. The draft CAA identifies Tapton Cliffe and Lodge as being a "building of townscape merit". The Council does not have a list of locally listed buildings.
- 2.19 Tapton Court, a Grade II listed building, is located north west of the wider Site.
- 2.20 The Wider Site falls within a Flood Zone 1, the area at the lowest risk of flooding. The majority of the Wider Site is also subject to a very low risk of flooding from surface water (less than 0.1%), with the exception of north eastern boundary falling which is categorised as a low risk area (between 0.1% and 1%).
- 2.21 The Site is not subject to any environmental or ecological designations.

Summary

2.22 The granting of planning permission for residential development on the Wider Site, which is supported by the policies in the UDP, has established the principle of residential development on the Application Site. The Application Site is not subject to any environmental designations or technical constraints. The key issue to be considered via this application is its impact on the ECA and the building of townscape merit within the Wider Site.

3 Proposed Development

- 3.1 The application is for a sustainable underground dwelling located in the southern part of the Wider Site.
- 3.2 The dwelling will be built into an existing embankment on the north side of the private access road, which leads from Fulwood Road, beneath the level of the formal front lawn (see **Figure 3.1**).

Figure 3.1- Proposed Development



3.3 The dwelling will provide a garage, with space for two vehicles, and a utility area on the lower level and living accommodation and two bedrooms at the upper level (see **Figures 3.2** and **3.3**).

Figure 3.2- Ground Floor Plan

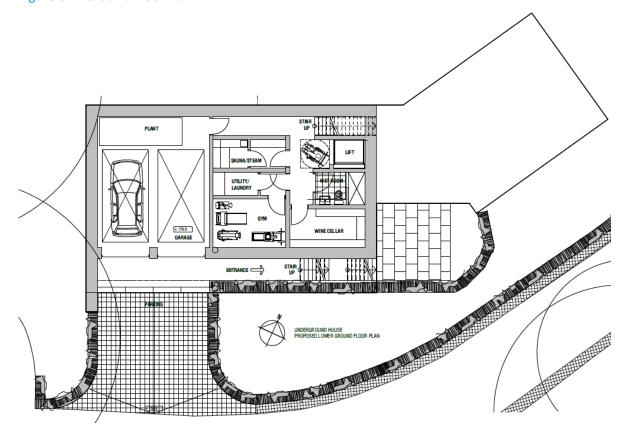
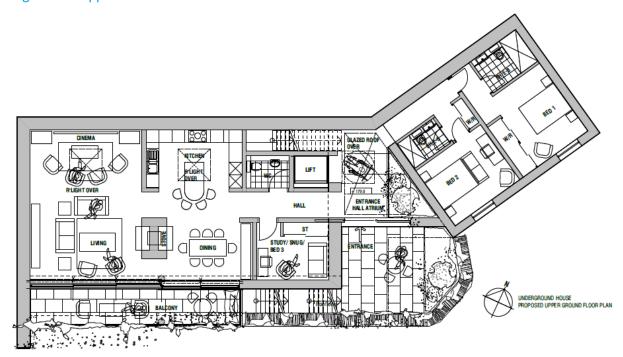


Figure 3.3- Upper Ground Floor Plan



- 3.4 In line with the other approved new buildings on the wider Site, (namely the garage and leisure spa apartment blocks) the underground dwelling will have a flat green roof. This will enable the dwelling to seamlessly blend into the landscaped grounds of the wider Site, whilst creating opportunities for biodiversity gains.
- 3.5 The dwelling benefits from access to shared amenity space across the Wider Site, which all residents within the Tapton Cliffe development will be able to access. The grounds throughout the Wider Site will be maintained by a management company under control of all the residents.

Landscaping

- 3.6 As part of the extant planning permission, it is proposed to restore the landscape of the Wider Site, which has become overgrown and neglected overtime. The proposals will reflect the original design of the grounds and reveal views from the main house towards the south because of the design of the scheme and topography of the Site, the proposed dwelling will not be visible in these views.
- 3.7 An area of shrub planting will be provided immediately in-front of the new dwelling.
- 3.8 The landscape proposals of the consented scheme on the Wider Site seek to remove a small number of trees which the tree survey, undertaken by James Royston Arboriculture Consultant, concluded as being low value (Category C) with no significance to the setting of the existing buildings and/or Conservation Areas. They further concluded that the amenity value of the tree cover will not be affected. Subsequently, the proposals subject of this application do not require any additional tree removal.
- 3.9 To mitigate the loss of trees, a number of new ones will be planted throughout the Wider Site to supplement the development.
- 3.10 Original garden paths will be restored and enhanced to improve access and legibility for residents.

Summary

- 3.11 The proposals involve the provision of a sustainable underground dwelling to form part of the wider development at Tapton Cliffe.
- 3.12 The dwelling will blend seamlessly into high-quality landscaped grounds, which also provide shared amenity space. Its construction does not result in the loss of any additional trees.

4 Decision Making Context

- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the adopted Development Plan unless material considerations indicate otherwise. The National Planning Policy Framework ("NPPF") (February 2019) is one such material consideration.
- 4.2 The Planning (Listed Buildings and Conservation Areas) Act (1990) also imposes a statutory duty to pay special regard to the desirability of preserving listed buildings and their setting (S66) and preserving or enhancing the character of appearance of a Conservation Area (S72).

National Planning Policy Framework

- 4.3 Paragraph 11 states that Local Planning Authorities ("LPA's") should apply a presumption in favour of sustainable development in decision making, granting planning permission for development proposals which accord with the development plan without delay.
- 4.4 In order to meet the Government's objective of significantly boosting the supply of homes, paragraph 59 of the NPPF states that it is important for a sufficient amount and variety of land to come forward where required.
- 4.5 Paragraph 68 acknowledges the contribution small and medium sized sites can make to meeting the housing requirement of an area.
- 4.6 The NPPF also requires that planning decisions should promote an effective use of land and make as much use of previously developed land for development as possible (Paragraph 117).
- 4.7 The NPPF sets out that achieving good design is a fundamental aspect of sustainable development (Paragraph 124). It requires that planning decisions ensure that developments "are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change" (Paragraph 127).
- 4.8 Applicants are required to describe the significance of any heritage assets, and their setting, and to consider the level of "harm" arising from a development (Paragraphs 189 and 194). Where development leads to "less than substantial harm" to a designated heritage asset, this harm should be weighed against the public benefits arising such as securing its optimum use (Paragraph 196).
- 4.9 When considering the impact of development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (Paragraph 193).
- 4.10 Where applications directly or indirectly affect a non-designated heritage asset, the NPPF requires a balanced judgement having regard to the scale of any harm or loss and the significance of the heritage asset (Paragraph 197).
- 4.11 Other relevant policies are considered within the other technical documents forming part of the application.

Adopted Development Plan

4.12 The Development Plan for Sheffield comprises:

- Saved Policies from the Sheffield Unitary Development Plan ("UDP") 1998; and
- Core Strategy ("CS") (adopted March 2009).

Housing Delivery

- 4.13 UDP Policy H10 identifies housing (Use Class C3) as the preferred use within Housing Areas. Within these Housing Areas, new residential development will be permitted provided that they are well designed, provide appropriate off-street parking and do not cause unacceptable pollution (UDP Policies H14 and T22).
- 4.14 CS Policy CS22 requires an average of 1,425 net additional dwellings per year. The Policy further states that the a 5-year supply of deliverable sites will be maintained at all times.
- 4.15 To meet demand, priority is given to the development of previously developed sites and making efficient use of land within the main urban area via CS Policies CS23 and CS24).

Design

- 4.16 UDP Policy BE5 expects good design and the use of high-quality material in all new buildings to ensure the needs of all users are met.
- 4.17 CS Policy CS74 outlines the key design principles that will apply to new development including: (i) high quality development is expected to take advantage of and enhance the distinctive features of the city, its districts and neighbourhoods; (ii) development should contribute to place-making and contribute to a healthy, safe and sustainable environment; (iii) help transform the character of physical environments that have become run down; and (iv) respect the topography and natural features.

Landscape

4.18 New developments are expected to incorporate good quality landscape design which provide an interesting and attractive environment, integrate existing landscape features and promote nature conservation (UDP Policy BE6).

Heritage

- 4.19 UDP Policy BE16 requires developments to preserve or enhance the character and appearance of Conservation Areas. Those that would cause harm will not be permitted under UDP Policy BE15.
- 4.20 A high standard of design is expected in Conservation Areas, using traditional materials and following a sensitive approach (UDP Policy BE17).

Other Matters

4.21 Policies which consider (*inter alia*) to the proposals such as flood risk, ecology and trees are considered within the relevant technical documents forming part of the planning application.

Emerging Sheffield Plan

4.22 The Council are preparing a new Local Plan which will replace the CS and saved policies from the UDP.

- 4.23 The Plan is at an early stage of its preparation. A call for sites exercise was undertaken from December 2019 to February 2020. An Issues and Option consultation (Regulation 18) is proposed to take place from July to September 2020 with consultation on a publication draft (Regulation 19) expected July 2021. The emerging plan is therefore at very early stage of preparation and, accordingly, carries very limited weight in decision making at present.
- 4.24 It is expected that the Plan will be submitted in January 2022, with adoption targeted for September 2023.

Housing Land Supply

4.25 The Council last reported on its housing land supply position in its Interim Position Paper (2017). Therein, it concluded that it cannot demonstrate a 5-year housing supply of deliverable housing sites as required by the NPPF and had a supply equivalent to 4.5 years.

Relevant Appeal Precedent

- 4.26 Planning permission was granted on appeal (Appeal Ref: APP/Z1510/A/09/2111033) in February 2010 in Castle Hedingham Conservation Area, Essex for a single dwelling below ground level. The Inspector concluded that the proposed underground dwelling would have no material effect on the longer views across the site by virtue of its underground nature. The Inspector further considered that the design of a dwelling in the Conservation Area should not imitate earlier styles, but they should be designed with respect for their context.
- 4.27 Planning permission was also granted on appeal (Appeal Ref: APP/X5990/A14/2218847) in August 2014 in St Johns Conservation Area in London for a basement extension with proposed rooflights. The Inspector concluded that the roof lights would occupy only a small proportion of the overall garden area. Therefore, the extent of glazing would not be extensive, the windows would not be prominent and their visual impact on the character and appearance of the Conservation Area would be minimal.

Summary

- 4.28 It is clear from national and local policy that new developments should make an efficient use of land and be focused on previously developed (brownfield) sites within sustainable urban areas. This ensures development can utilise existing infrastructure, shops and services within the locality.
- 4.29 There is a clear requirement in national policy to understand the significance of heritage assets, and their setting, and the level of harm that will arise from development. In decision making this harm must be weighed against the public benefits of the scheme where it is categorised as less than substantial.

5 Assessment

Principle of Development

- 5.1 The Council cannot demonstrate a 5-year housing supply of deliverable housing sites. Therefore, the presumption in favour of sustainable development is set out at paragraph 11d of the NPPF ought to be applied unless there is conflict with other policies of the NPPF and/or the Development Plan.
- 5.2 Whilst full weight cannot be given to those policies of the Development Plan which seek to control the delivery of housing because of the Council's housing land supply shortfall, the principle of redeveloping the Application Site for residential use (Use Class C3) fully accords with UDP Policy H10 which identifies it as being within a housing area.
- 5.3 Furthermore, the proposed development involves the reuse of overgrown and neglected brownfield land in a prominent location in the main urban area of Sheffield, which benefits from excellent access to key services and facilities. The development therefore accords with Policy CS24 and paragraph 117 of the NPPF, which seek to prioritise the delivery of housing in such locations and the efficient use of land.
- 5.4 The NPPF directs that significant weight should be afforded to the benefits of delivering new homes.
- 5.5 It is also a notable benefit of the scheme that granting planning permission will enable to Council to better defend against development of less appropriate greenfield and Green Belt sites.

Heritage

- 5.6 National planning policy attaches great weight to the conservation of heritage assets. The Application Site is currently unattractive and set within an overgrown and neglected landscape, which undermines the contribution it makes to the ECA. Redevelopment of the Wider Site would therefore give rise to visual environmental improvements and enhance to the character and appearance of the ECA.
- 5.7 The application is supported by a Heritage Assessment prepared by Woodhall Planning and Conservation. This identifies all designated and undesignated heritage assets which would be affected by the development. It then considers the significance of heritage assets affected by the proposals alongside the level of impact arising from the proposed development.
- 5.8 Given its small scale and low-level nature, the development will not affect the setting of any adjacent listed buildings, namely: Tapton Court, Kersal Mount and its gateway and boundary walls, and BCA.
- 5.9 The high-quality proposals have been designed to make an architectural statement whilst ensuring views from the main house are unaffected.
- 5.10 The original landscape will also be restored to reflect the original garden design which is a heritage benefit and will simultaneously provide health, environmental and enjoyment benefits for users of the wider Site.
- 5.11 The Heritage Assessment concludes that less than substantial harm would arise to the ECA and to the setting of the undesignated heritage asset of Tapton Cliffe. This harm would be at the lowest possible end of the less than substantial harm continuum.

6 Planning Balance

- 6.1 NPPF Paragraph 196 directs that, where a development proposal will lead to less than substantial harm to the significance of a designated assets, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
- 6.2 NPPF Paragraph 197 goes on to deal with non-designated heritage assets. It requires that the effect of a proposal on non-designated heritage assets should be "taken into account" (which is less weight in decision-making than it requires for designated assets). In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significant of the heritage asset.

Harm

6.3 The proposals would give rise to less than substantial harm (lowest end) to the ECA and less than substantial harm (lowest end) to a building of townscape merit.

Public Benefits

- 6.4 The public benefits of the proposed development are numerous:
 - It enables the most effective use of brownfield land.
 - The Site is a smaller site, which is deliverable and can be developed quickly.
 - It delivers housing in the main urban area of Sheffield, which accords with the Development Plan and key principles within the NPPF.
 - It delivers housing and will make an important contribution to meeting local housing needs in the context of a significant shortfall and persistent under delivery of housing in Sheffield.
 - The Site's comprehensive redevelopment would make a positive contribution to the ECA.
 - It is located within walking distance to the range of shops and services at Broomhill District Centre and help to sustain these via an increase in population and associated expenditure.
 - The Council would benefit from Council Tax payments, which can contribute towards essential local services.
 - It provides residents with access to a large shared amenity space, providing recreational and environmental enjoyment.
 - It would give rise to biodiversity gains through provision of a green sedum roof.

Conclusion

- 6.5 Whilst the development would give rise to less than substantial harm to the ECA and an undesignated heritage asset, it would give rise to a wide range of benefits.
- 6.6 The NPPF is clear that significant positive weight should be afforded to the delivery of housing and the efficient use of brownfield land, especially where this is sustainably located in urban areas. There are a range of other, important public benefits that would also arise in addition to housing delivery.
- 6.7 The relatively limited degree of harm to heritage assets would clearly and demonstrably be outweighed by the benefits of the proposed development.
- 6.8 This application should, therefore, be approved without delay.

APPENDIX 20F LAND REGISTRY DETAILS

Title Number : SYK301076

This title is dealt with by HM Land Registry, Nottingham Office.

The following extract contains information taken from the register of the above title number. A full copy of the register accompanies this document and you should read that in order to be sure that these brief details are complete.

Neither this extract nor the full copy is an 'Official Copy' of the register. An official copy of the register is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy.

This extract shows information current on 15 MAR 2021 at 12:40:32 and so does not take account of any application made after that time even if pending in HM Land Registry when this extract was issued.

REGISTER EXTRACT

Title Number : SYK301076

Address of Property : The Lodge and 276 Fulwood Road, Sheffield

Price Stated : £1,750,000

Registered Owner(s) : TIMOTHY JETHRO ALSTON and ALICE MARGARET ALSTON of

Concept House, 10 Sandringham Place, Sheffield S10 4NH.

Lender(s) : None

Title number SYK301076

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 15 MAR 2021 at 12:40:32. This copy does not take account of any application made after that time even if still pending in HM Land Registry when this copy was issued.

This copy is not an 'Official Copy' of the register. An official copy of the register is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy. If you want to obtain an official copy, the HM Land Registry web site explains how to do this.

A: Property Register

This register describes the land and estate comprised in the title.

SOUTH YORKSHIRE : SHEFFIELD

- 1 (11.06.1985) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being The Lodge and 276 Fulwood Road, Sheffield.
- 2 (28.02.2012) A new title plan based on the latest revision of the Ordnance Survey Map has been prepared.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 (08.12.2020) PROPRIETOR: TIMOTHY JETHRO ALSTON and ALICE MARGARET ALSTON of Concept House, 10 Sandringham Place, Sheffield S10 4NH.
- 2 (08.12.2020) The price stated to have been paid on 4 December 2020 was £1,750,000.
- 3 (08.12.2020) RESTRICTION: No disposition by a sole proprietor of the registered estate (except a trust corporation) under which capital money arises is to be registered unless authorised by an order of the court.

C: Charges Register

This register contains any charges and other matters that affect the land.

1 (28.02.2012) UNILATERAL NOTICE affecting the land edged blue on the title plan in respect of a Lease dated 10 February 2012 made between (1) St Dunstan's and (2) The Guide Dogs for the Blind Association for a term from and including 10 February 2012 to and including 9 February 2017.

NOTE: Copy filed.

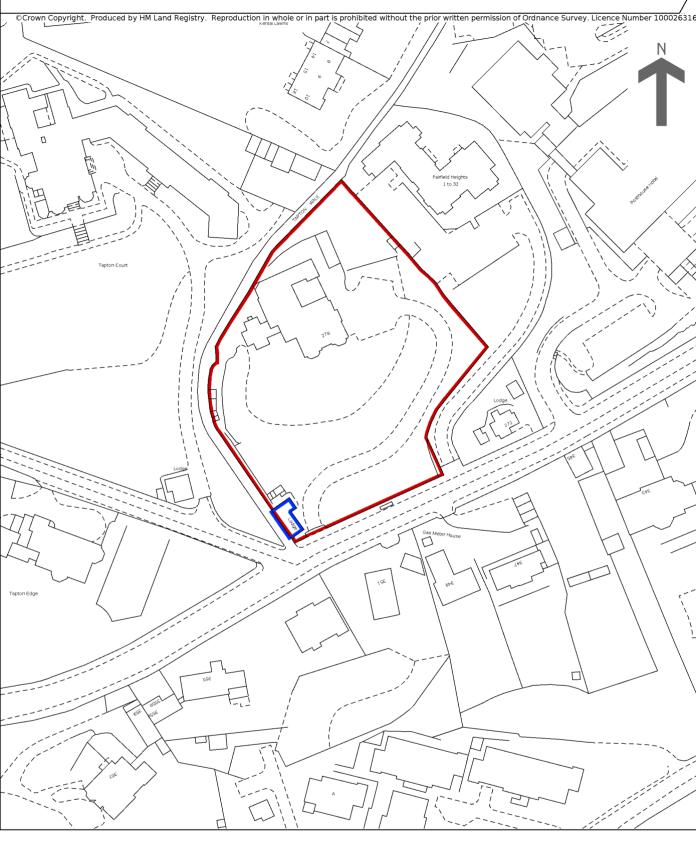
- 2 (28.02.2012) BENEFICIARY: The Guide Dogs for the Blind Association of Hillfields, Burghfield Common, Reading RG7 3YG.
- 3 (18.10.2018) UNILATERAL NOTICE in respect of a Contract for Sale dated 12 October 2018 made between (1) Blind Veterans UK and (2) Peter Thomas Eyre.
- 4 (18.10.2018) BENEFICIARY: Peter Thomas Eyre of White Mires, York Lane, Morthen, Rotherham S66 9JH.

End of register

HM Land Registry Current title plan

Title number **SYK301076**Ordnance Survey map reference **SK3286NE**Scale **1:1250 enlarged from 1:2500**Administrative area **South Yorkshire** : **Sheffield**





This is a copy of the title plan on 15 MAR 2021 at 12:40:32. This copy does not take account of any application made after that time even if still pending in HM Land Registry when this copy was issued.

This copy is not an 'Official Copy' of the title plan. An official copy of the title plan is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy. If you want to obtain an official copy, the HM Land Registry web site explains how to do

HM Land Registry endeavours to maintain high quality and scale accuracy of title plan images. The quality and accuracy of any print will depend on your printer, your computer and its print settings. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

This title is dealt with by HM Land Registry, Nottingham Office.

TOWN AND COUNTRY PLANNING ACT 1990 (as amended) APPEAL BY Hallam Land Management Limited

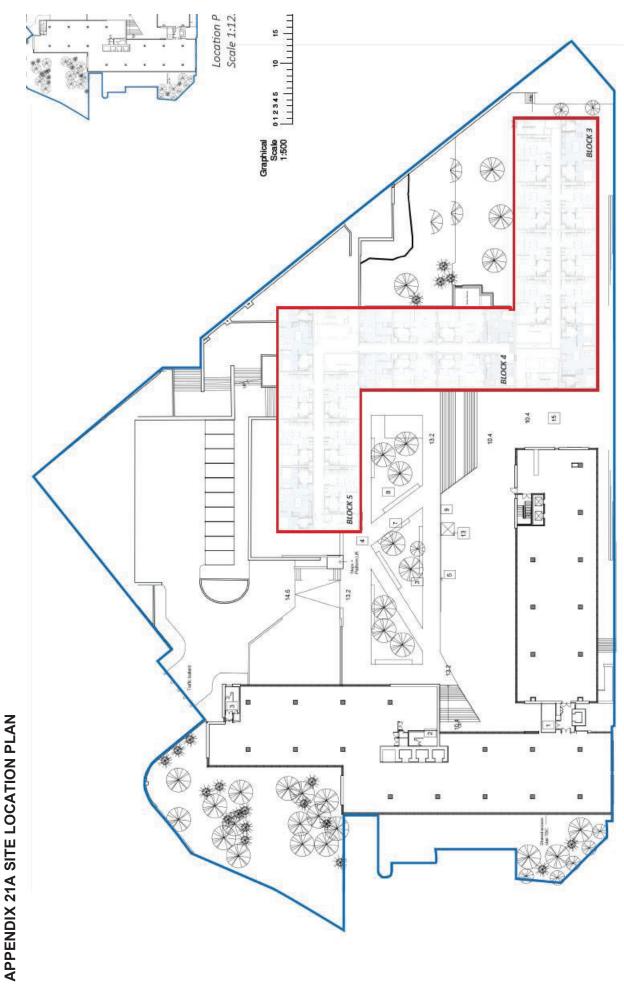
An Appeal Against the refusal of Outline Planning Permission 17/04673/OUT for up to 85 residential dwellings including open space (Amended Description) at Land at Junction with Carr Road and Hollin Busk Lane, Sheffield S36 1GH

PINS REFERENCE APP/J4423/W/21/3267168 PLANNING APPLICATION REF: 17/04673/OUT

PROLAND BOLTON PROOF OF EVIDENCE: HOUSING AND FIVE YEAR LAND SUPPLY

APPENDIX 21: The Pennine Centre, 20 - 22 Hawley Street (Block 3, Block 4 and Block 5)

Prepared by
Roland G Bolton BSc (Hons) MRTPI
Prepared by
Strategic Planning Research Unit
DLP Planning Ltd
Sheffield



APPENDIX 21B DECISION NOTICE 19/01876/ORPN

Place Directorate

City Growth Service

Chief Planning Officer: Rob Murfin

Howden House · 1 Union Street · Sheffield · S1 2SH

sam.clark@sheffield.gov.uk

Officer: Sam Clark Tel: (0114) 27 34180 (Mon - Thurs Only)

Ref: 19/01876/ORPN 25 July 2019

Coda Studios Ltd 70-71 Cornish Place Sheffield S6 3AF FAO Miss Catalina Ionita

TOWN AND COUNTRY PLANNING ACT 1990 PLANNING PERMISSION

Proposal: Use of Block 3 (except ground floor), Block 4 and Block 5 (Use Class B1a)

as 174 residential apartments (Use Class C3)

Location: The Pennine Centre, 20-22 Hawley Street, Sheffield, S1 2EA,

Applicant: RBH DEVCO - Ms Chloe Brook

Prior Approval is hereby **GRANTED** for the above-mentioned development in accordance with the application deposited with the Council on 31 May 2019 together with the relevant plans, including any amendments now agreed.

- 1 This approval is based on the following documents:
 - Drawing no. 2761-SK-0030 'Site Plan and Location Plan'
 - Drawing no. 2761-SK-0031 Rev A 'Ground Floor Plan'
 - Drawing no. 2761-SK-0032 Rev C 'First Floor Plan'
 - Drawing no. 2761-SK-0033 'Seventh Floor Plan'
 - Drawin gno. 2761-SK-0034 'Eighth to Tenth Floor Plan'
 - Drawing no. 2761-SK-0035 Rev B 'Waste Management Plan'
 - Drawing no. 2761-SK-0002 Rev C 'Second to Sixth Floor Plan'

Reason: In order to define the permission.

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.

Please note: You must not start work until you have submitted and had acknowledged a CIL Form 6: Commencement Notice. Failure to do this will result in surcharges and penalties.

Large print versions of this letter are available by telephoning (0114) 273 5804



- The residential accommodation hereby permitted shall not be occupied unless a scheme of sound insulation works has been installed and thereafter retained. Such scheme of works shall:
 - a) Be based on the findings of the approved noise survey ref RBH DEVCO, dated 10.05.2019 by Nova Acoustics;
 - b) Be capable of achieving the following noise levels:

 Bedrooms: LAeq (8 hour) 30dB (2300 to 0700 hours);

 Living Rooms & Bedrooms: LAeq (16 hour) 35dB (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.

- The applicant should be aware that South Yorkshire Police has provided advice in 'designing out crime'. Recommendations have been put forward and are available to view on the scanned planning application file.
- The residential accommodation hereby permitted shall not be occupied unless a scheme of sound insulation works has been installed and thereafter retained. Such scheme of works shall:
 - a) Be based on the findings of the approved noise survey ref RBH DEVCO, dated 10.05.2019 by Nova Acoustics;
 - b) Be capable of achieving the following noise levels:
 Bedrooms: Noise Rating Curve NR25 (2300 to 0700 hours);
 Living Rooms & Bedrooms: Noise Rating Curve NR30 (0700 to 2300 hours);
 Other Habitable Rooms: Noise Rating Curve NR35 (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.

[Noise Rating Curves should be measured as an LZeq at octave band centre frequencies 31.5 Hz to 8 kHz.]

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

Before the use of the development is commenced, Validation Testing of the sound attenuation works shall have been carried out and the results submitted to and approved by the Local Planning Authority. Such Validation Testing shall: a)Be carried out in accordance with an approved method statement. b)Demonstrate that the specified noise levels 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 it is essential for these works to have been carried out before the use commences.

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 Controlled 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 it is essential for this scheme to be in place before the use commences.

Date of Decision made by the Council's Authorised Officer

25 July 2019

Planning Service Sheffield City Council

APPENDIX 21C 20/00077/FUL OFFICER REPORT

SHEFFIELD CITY COUNCIL PLANNING APPLICATION OFFICER REPORT

APPLICATION: 20/00077/FUL

PROPOSAL: Replacement of windows with fixed double glazed windows

with louvres above

ADDRESS: HSBC

Griffin House

41 Silver Street Head

Sheffield S1 3GG

LOCATION AND PROPOSAL

The application site relates a large vacant office complex comprising of multistorey buildings, formerly utilised as a banking administration facility. The site, which is located on the edge of the City Centre is within the Cathedral Quarter and falls within a Business Area as defined by the Unitary Development Plan. It is at the very edge of the city centre conservation area but the buildings the subject of this application are not within the conservation area.

The application seeks approval for the installation of new aluminium double glazed windows with louvres above to upgrade the complex. The buildings will remain in office use. It is also intended to paint the exterior of the building but this does not require planning permission (it is expressly permitted in the Town and Country Planning (General Permitted Development) England Order 2015.

PLANNING HISTORY

There is no planning history that is specifically relevant to the determination of this application.

REPRESENTATIONS

No representations have been received following publicity relating to this application.

PLANNING ASSESSMENT

Given that this proposal only relates to replacement windows across the complex and not to any changes to the use of the complex, it is considered that the only policies relevant to the determination of this application are in respect of design.

The site is located within a Business Policy Area in UDP and Policy IB9 'Conditions on Development within Industry and Business Areas' expects well designed new development.

Policy BE5 'Building Design' also expects proposals to respect the form, details and materials of the original building.

Policy CS74 in the Core Strategy 'Design Principles' states that high quality

development will be expected and that development should promote the city's transformation, particularly in cases where physical environments have become run-down.

These design policies are consistent with the National Planning Policy Framework Chapter 12 (Achieving well-design places) which requires developments to add to the overall quality of the area and be visually attractive.

The building complex is located on a sloping site to the north side of the city centre and is located adjacent to the edge of the City Centre Conservation Area. It is considered that the nature of the works will enhance the character of the conservation area as the current exterior of the building is tired and clearly in need of refurbishment. Technical details have been supplied which show the exact composition of the frames, including sections, and confirming the RAL colour RAL 7016, which is a dark grey. The changes to the windows and insertion of louvres above them will clearly alter the profile to a more horizontal emphasis as there will be a reduced glass surface area. There will no longer be a transom at the mid height of the windows. Instead there will be a single pane of glass below the louvre. This is considered to be acceptable in this case as the form of the building with its concrete bands is of a horizontal nature in any event.

The proposed replacement windows are considered to be acceptable in terms of their scale, form, detail and materials and will result in a significant improvement to the visual appearance of the building, whilst also considerably improving its thermal performance.

It is therefore recommended that planning permission be granted subject to the listed conditions.

TOWN AND COUNTRY PLANNING ACT 1990 (as amended) APPEAL BY Hallam Land Management Limited

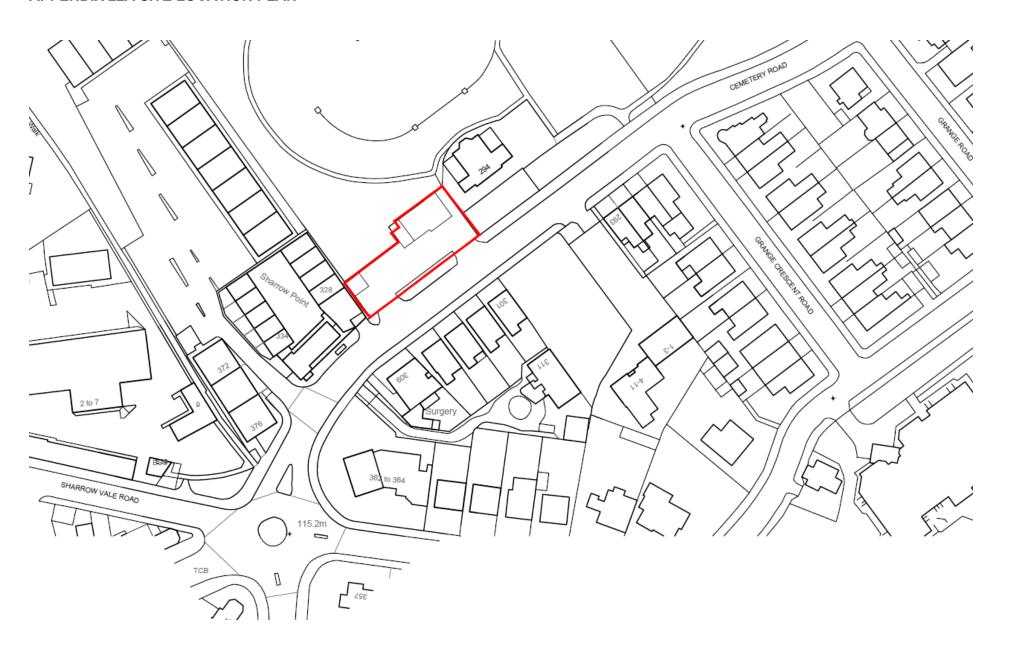
An Appeal Against the refusal of Outline Planning Permission 17/04673/OUT for up to 85 residential dwellings including open space (Amended Description) at Land at Junction with Carr Road and Hollin Busk Lane, Sheffield S36 1GH

PINS REFERENCE APP/J4423/W/21/3267168
PLANNING APPLICATION REF: 17/04673/OUT

ROLAND BOLTON PROOF OF EVIDENCE: HOUSING AND FIVE YEAR LAND SUPPLY APPENDIX 22: Cemetery Road Car Sales, 300 Cemetery Road, Sheffield, S11 8FT

Prepared by
Roland G Bolton BSc (Hons) MRTPI
Prepared by
Strategic Planning Research Unit
DLP Planning Ltd
Sheffield

APPENDIX 22A SITE LOCATION PLAN



APPENDIX 22B SITE VISIT PHOTOS



APPENDIX 22C DECISION NOTICE 18/03109/FUL

Place Directorate City Growth Department

Planning Services
Howden House · 1 Union Street · Sheffield · S1 2SH
jenny.smith4@sheffield.gov.uk



Officer: Jenny Smith Tel: (0114) 20 37863 (Tues, Wed and

Thurs)

Ref: 18/03109/FUL (Formerly PP- 29 January 2020

07207032)

Axis Architecture Steve Burlaga Talbot Chambers 2 North Church Street Sheffield S1 2DH

TOWN AND COUNTRY PLANNING ACT 1990 PLANNING PERMISSION

Proposal: Demolition of garage/office buildings and erection of 11 apartments and 3

duplex apartments in a 4 storey block including ground floor car parking.

(Amended plans and Description).

Location: Cemetery Road Car Sales, 300 Cemetery Road, Sheffield, S11 8FT,

Applicant: GILLOTT

Planning permission is hereby **GRANTED** for the above-mentioned development in accordance with the application deposited with the Council on 19 October 2018 together with the relevant plans, including any amendments now agreed, subject to the following condition(s), in each case followed by the relevant reason:-

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 Plan(s)

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

Red Line Plan published on 06 Dec 2019 (Ref: 27080_A(00)01) Basement Floor Plan published on 06 Dec 20199 (Ref: 27080/A(02)01/J)

Large print versions of this letter are available by telephoning (0114) 273 4791

Ground Floor Plan published on 06 Dec 2019 (Ref: 27080/A(02)02/L) First Floor Plan published on 06 Dec 2019 (Ref: 27080/A(02)03/K) Second Floor Plan published on 06 Dec 2019 (Ref: 27080/A(02)04/K) Third Floor Plan published on 06 Dec 20199 (Ref: 27080/A(02)05/M) Roof Plan published on 06 Dec 2019 (Ref: 27080/A(02)06/L) Elevations published on 06 Dec 2019 (Ref: 27080/A(04)01/M - 27080/A(04)02/M) Proposed Site Section published on 15 Jan 2020 (Ref: 27080/A(03)01/B Section B-B published on 15 Jan 2020 (27080/A(03)02/A)

Reason: In order to define the permission.

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

3. Before development commences a report shall have 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 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.

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 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 development. 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.

- 4. No development shall commence until a Construction Vehicle Management Plan has been submitted to and approved in writing by the Local Planning Authority. This plan shall include:
 - 1. Information to demonstrate that construction vehicles can ingress and egress the site in a safe manner, including any measures needed to facilitate this.
 - 2. If a particular size of vehicle cannot access the site, measures to limit this type of vehicle visiting the site and details of how such vehicles will be managed/unloaded on the occasions when there is no alternative.
 - 3. Measures taken to ensure construction vehicles are not causing obstruction on public highways surrounding the site.
 - 4. Details of an area for delivery/service vehicles to load and unload, for the parking of associated site vehicles and for the storage of materials.

Once agreed, the Construction Vehicle Management Plan shall be implemented for the duration of the construction phase.

Reason: Given the restricted access and in the interests of highway safety and to protect the amenity of surrounding residents it is essential that this condition is complied with before the development commences.

5. No development shall commence until full details of the proposed surface water drainage design, including calculations and appropriate model results, have been submitted to and approved by the Local Planning Authority. This shall 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.

6. No development shall commence until detailed proposals for surface water disposal, including calculations have been submitted to and approved in writing by the Local Planning Authority. Surface water discharge from the completed development site shall be restricted to a maximum flow rate of QBar based on the area of the development. An additional allowance shall be included for climate change effects for the lifetime of the development. Storage shall be provided for the minimum 30 year return period storm with the 100 year return period storm plus climate change retained within the site.

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.

7. No development shall commence until the actual or potential land contamination and ground gas contamination at the site shall have been investigated and a Phase 1 Preliminary Risk Assessment Report shall have been submitted to and approved in writing by the Local Planning Authority. The Report shall be prepared in accordance with Contaminated Land Report CLR11 (Environment Agency 2004).

Reason: In order to ensure that any contamination of the land is properly dealt with and the site is safe for the development to proceed, it is essential that this condition is complied with before the development is commenced.

8. 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 construction works commencing. 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 and the site is safe for the development to proceed, it is essential that this condition is complied with before the development is commenced.

9. 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 construction works commencing. 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 and the site is safe for the development to proceed, it is essential that this condition is complied with before the development is commenced.

No development shall commence until final details of measures to protect the existing trees, shrubs or hedges that are to be retained and that sit adjacent to the site have been submitted to and approved in writing by the Local Planning Authority. These measures shall include a construction methodology statement detailing how any works within the root protection areas of these trees will be implemented, including a plan showing these accurate root protection areas. Protection of trees shall be in accordance with BS 5837, 2012 (or its replacement) and the protected areas shall not be disturbed, compacted or used for any type of storage or fire, nor shall the retained trees, shrubs or hedges be damaged in any way. The Local Planning Authority shall be notified in writing when the protection measures are in place and they shall thereafter be implemented until the completion of the development.

Reason: It is essential that this condition is complied with before any other works on site commence given that damage is irreversible.

11. No development shall commence until final details of a strategy to control/mitigate dust and emissions from the demolition/construction phases shall be submitted to and approved in writing by the Local Planning Authority. The demolition/construction phases shall be carried out in accordance with the approved details thereafter.

Reason: In order to help mitigate the effects of dust and construction traffic during the construction phase.

12. No development shall commence until a scheme relating the trees within the Cemetery adjacent to the site, identified on (Weddle Landscape Design) drawing number CRG 03 (Scan date 13 Dec 2018) has been submitted to and approved by the Local Planning Authority. The scheme must include:-

- a) A plan showing the location of existing trees within the Cemetery adjacent the site that are proposed to be removed, and that will be retained;
- b) Details of the location, and proposed measures for the protection, of all retained trees, during the carrying out of the development;
- c) Details of any proposed works to any retained trees; and
- d) A timetable for the implementation of the approved scheme.

No development shall commence until the approved tree protection measures are installed in accordance with the approved scheme. All tree removals and any works to trees must be carried out in accordance with the approved scheme. The development shall not be brought into use until all approved removals and works to trees have been carried out in accordance with the approved scheme.

Reason: To enable the occupiers of the proposed units to have a good level of outlook from the windows in the rear of the building, and to ensure that retained trees are protected during construction works.

13. No development (including demolition, construction, or other enabling, engineering or preparatory works) shall take place until a final phasing plan for all works associated with the development has been submitted to and approved by the Local Planning Authority. The development shall hereafter be carried out in accordance with the approved details.

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 Regulations 2010 (as amended).

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

14. Before first occupation details of a scheme shall have been submitted to and approved in writing by the Local Planning Authority that ensures future occupiers will not be eligible for resident parking permits within the any surrounding Permit Parking Zone. Future occupation shall then occur in accordance with the approved details.

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

15. Sample panels of proposed masonry shall be erected on the site and shall illustrate the colour, texture, bedding and bonding and mortar finish to be used. The sample panel(s) shall be approved in writing by the Local Planning Authority prior to the corresponding part of the development commencing and shall be retained for verification purposes until the completion of the relevant section of the development.

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

16. No externally mounted plant or equipment, including rooftop plant, shall be fitted to the building unless full details thereof, including screening and acoustic

emissions data as relevant, have first been submitted to and approved in writing by the Local Planning Authority. 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

- 17. Before any above ground level construction works commence full details of the following shall have been submitted to and approved by the Local Planning Authority:
 - a) Any proposed new external lighting; and
 - b) Bird and bat boxes including locations.

The development shall be carried out in accordance with these agreed details and thereafter retained.

Reason: To ensure the ecological interests of the site are maintained in accordance with Policy GE11 of the Unitary Development Plan and that no offence is committed in respect of protected species legislation.

18. Where any development including demolition commences more than two years from the date of the original protected species surveys (October 2018), or, having commenced is suspended for more than 12 months, development shall cease, until additional/updated protected species surveys have been submitted to and approved in writing by the Local Planning Authority and thereafter be the proposed development shall be carried out in accordance with the approved details, including any revised or additional mitigation measures identified.

Reason: To ensure the ecological interests of the site are maintained in accordance with Policy GE11 of the Unitary Development Plan and that no offence is committed in respect of protected species legislation.

- 19. The residential accommodation hereby permitted shall not be occupied unless a scheme of sound insulation works has been installed and thereafter retained. Such scheme of works shall:
 - a) Be based on the findings of .
 - b) Be capable of achieving the following noise levels:

Bedrooms: LAeq (8 hour) - 30dB (2300 to 0700 hours);

Living Rooms & Bedrooms: LAeq (16 hour) - 35dB (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.

- 20. Before the use of the development is commenced, Validation Testing of the sound insulation and/or attenuation works shall have been carried out and the results submitted to and approved by the Local Planning Authority. Such Validation Testing shall:
 - a) Be carried out in accordance with an approved method statement.
 - b) Demonstrate that the specified noise levels have been achieved. In the event that the specified noise levels have not been achieved then, notwithstanding the sound insulation and/or attenuation works thus far approved, a further scheme of 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 it is essential for these works to have been carried out before the use commences.

21. Before any above ground level construction works commence, details of privacy screens on the rear balconies/terraces as shown on the approved plans shall have been submitted to and approved in writing by the Local Planning Authority. Before first occupation of the development the approved details/screens shall be in place and they shall thereafter be retained.

Reason: In the interests of delivering a suitable form of development from an amenity perspective.

- 22. Large scale details, including materials and finishes, at a minimum scale of 1:20 of the items listed below, shall have been submitted to and approved by the Local Planning Authority before the relevant part of the development commences:
 - a) External Wall Construction.
 - b) Windows, including reveals.
 - c) Doors.
 - d) Eaves, verges and parapets.
 - e) Soffits.
 - f) Rainwater Goods.
 - g) Balconies and railings.
 - h) Cladding Patterns.
 - i) Screen to car parking areas.

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

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

23. 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.

24. 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 development 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 Sheffield City Council 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.

25. No 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 the safety of road users.

26. The proposed green/brown roof(s) (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 commencing on site. The green/brown roof(s) shall be provided prior to the occupation of the development. 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.

27. Before any above ground level construction works commencing, full details of proposals for the inclusion of public art within the application site, including a timetable for delivery, shall have been submitted to and approved in writing by the Local Planning Authority. The public art proposals shall then be implemented in accordance with the agreed 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.

Other Compliance Conditions

28. 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.

29. Unless indicated on the approved plans no roofs/external areas of the building shall be used as a balcony, roof garden or similar amenity area and these spaces shall be accessed for maintenance only.

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

30. The hereby approved car parking and cycle parking accommodation within the site, as indicated on the approved plans, shall be provided before any unit is occupied and shall thereafter be retained for the sole use of the occupiers.

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

31. Before any part of the development is occupied, the dry stone boundary wall running along the boundary of the site facing onto the Cemetery shall have been provided in accordance with the approved plans and thereafter it shall be retained.

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

Please Note: There may not be conditions under each heading.

Date of Decision made by the Council's Planning & Highways Committee

29 January 2020

Planning Service Sheffield City Council

Attention is drawn to the following directive(s):

- 1. Where conditions require details to be submitted, an Application for Approval of Details Reserved by Condition is required (unless the condition gives the option of implementing the details already submitted). The Local Planning Authority is expected to determine these applications within 8 weeks of being validated, so it is essential to include all the information required. Apply online at www.planningportal.gov.uk. There are fees, which are also set by the Government.
- 2. 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.

- 3. 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.
- 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.
- 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.
- 6. A Phase 1 Risk Assessment has been submitted, however, the Local Authority does not consider it to be satisfactory for the reasons listed below. For this reason, there is a requirement for the Phase 1 Risk Asssessment to be resubmitted as per condition 7.

Only anecdotal evidence is presented in respect removal of underground fuel storage tanks and infrastructure. The number, type and locations of all former tanks (both above ground and underground) should be detailed and evidenced. Correspondence in this regard with the Petroleum Licencing Officer should be discussed and appended. Any treatment of the tanks prior to removal should be discussed and evidenced.

The possible presence of unrecorded underground tanks and associated infrastructure should be discussed.

Proposals for intrusive site investigation should include, inter alia, targeted sampling (and analysis) in the area(s) of all known former/existing tanks, including sampling and analysis of strata underlying all such tanks.

Attention is drawn to the following informative :

Sheffield City Council is a Community Infrastructure Levy (CIL) Charging Authority. Therefore, your development may be CIL liable if it falls within the categories on our CIL Charging Schedule which can be found at http://www.sheffield.gov.uk/cil. (Householder extensions under 100 square metres are not CIL liable). If your development is CIL liable a liability notice will be sent to you shortly informing you of the CIL charge payable and the next steps in the process.

Please note: You must not start work until you have submitted and had acknowledged a CIL Form 6: Commencement Notice. Failure to do this will result in surcharges and penalties.

NOTES

The term 'true conditions precedent' is used to mean a condition that expressly requires that development shall not commence until the condition has been complied with, and is central to the consent. Development commencing without complying with these conditions would be unlawful.

Appeals to the Secretary of State

If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State for the Environment under Section 78 of the Town and Country Planning Act, 1990.

<u>Enforcement</u> - If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice. If you want to appeal against your Local Planning Authority's decision on our application, then you must do so within 28 days of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your Local Planning Authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months (12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.

<u>Householder</u> - If this is a decision to refuse planning permission for a householder application, if you want to appeal against your Local Planning Authority's decision then you must do so within 12 weeks of the date of this notice.

<u>Minor Commercial</u> - If this is a decision to refuse planning permission for a minor commercial application, if you want to appeal against your Local Planning Authority's decision then you must do so within 12 weeks of the date of this notice.

<u>All Other Applications</u> - If you want to appeal against your Local Planning Authority's decision then you must do so within 6 months of the date of this notice.

Appeals can be made online at: https://www.gov.uk/planning-inspectorate. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions given under a development order.

Purchase Notices

If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council. This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter 1 of Part VI of the Town and Country Planning Act 1990.

Notes Regarding Access for Fire Service

Notwithstanding this planning permission, attention is drawn to Section 55 of the South Yorkshire act 1980 which requires that any application made under the Building Regulations shall be rejected unless, after consultation with the Fire Authority, they are satisfied that the plans show:-

- (a) that there will be adequate means of access for the fire brigade to the building or, as the case may be, to the building as extended; and
- (b) that the building or, as the case may be, the extension of the building will not render inadequate existing means of access for the fire brigade to a neighbouring building.

Any queries in this respect should be directed to:-South Yorkshire Fire and Rescue, 197 Eyre Street, Sheffield, S1 3FG. Telephone: 0114 2727202

Demolition

Section 80 (2) of the Building Act 1984 requires that any person carrying out demolition work shall notify the local authority of their intention to do so. This applies if any building or structure is to be demolished in part or whole. (There are some exceptions to this including an internal part of an occupied building, a building with a cubic content of not more than 1750 cubic feet or where a greenhouse, conservatory, shed or pre-fabricated garage forms part of a larger building). Where demolition is proposed in City Centre and /or sensitive areas close to busy pedestrian routes, particular attention is drawn to the need to consult with Environmental Protection Services to agree suitable noise (including appropriate working hours) and dust suppression measures.

Form Dem 1 (Notice of Intention to Demolish) is available from Building Standards, Howden House, 1 Union Street, Sheffield, S1 2SH. Tel (0114) 273 4170 email buildingcontrol@sheffield.gov.uk

Environmental Protection Services can be contacted at DEL, Howden House, 1 Union Street, Sheffield, S1 2SH. Tel (0114) 2734651

TOWN AND COUNTRY PLANNING ACT 1990 (as amended) APPEAL BY Hallam Land Management Limited

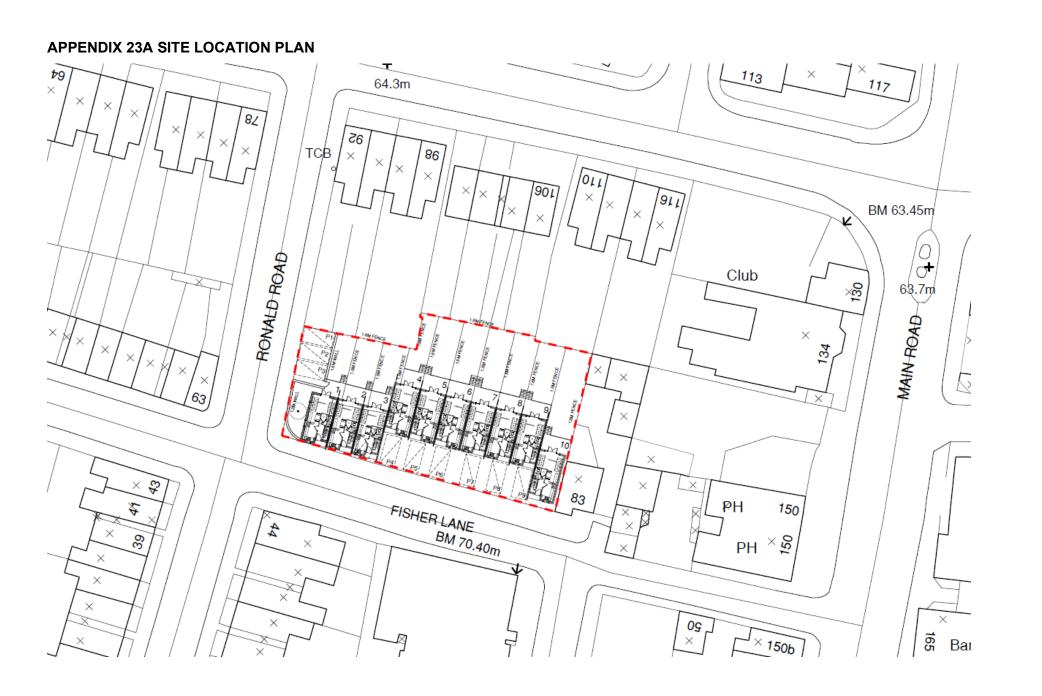
An Appeal Against the refusal of Outline Planning Permission 17/04673/OUT for up to 85 residential dwellings including open space (Amended Description) at Land at Junction with Carr Road and Hollin Busk Lane, Sheffield S36 1GH

PINS REFERENCE APP/J4423/W/21/3267168 PLANNING APPLICATION REF: 17/04673/OUT

ROLAND BOLTON PROOF OF EVIDENCE: HOUSING AND FIVE YEAR LAND SUPPLY

APPENDIX 23: Site of Darnall Medical Aid Society, Fisher Lane, Sheffield, S9 4RP

Prepared by
Roland G Bolton BSc (Hons) MRTPI
Prepared by
Strategic Planning Research Unit
DLP Planning Ltd
Sheffield



APPENDIX 23B SITE VISIT PHOTOS



APPENDIX 23C DECISION NOTICE 17/03335/FUL

Place Directorate
City Growth Service

Chief Planning Officer: Rob Murfin

Howden House 1 Union Street Sheffield S1 2SH

dinah.hope@sheffield.gov.uk

Officer: Dinah Hope Tel: (0114) 27 34374 (Mon - Thurs only)

Ref: 17/03335/FUL (Formerly PP- 5 February 2018

06296261)

Cero Architecture Fao Ben Winslade 5 Yews Drive Sheffield S35 0BH

TOWN AND COUNTRY PLANNING ACT 1990 PLANNING PERMISSION

Proposal: Erection of ten dwellinghouses

Location: Rear Of 83, Fisher Lane, Sheffield, S9 4RP

Applicant: Jaffer Properties

Planning permission is hereby **GRANTED** for the above-mentioned development in accordance with the application deposited with the Council on 2 November 2017 together with the relevant plans, including any amendments now agreed, subject to the following condition(s), in each case followed by the relevant reason:-

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 Plan(s)

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

02-1216-OS1B Site Plan

02-1216-SK1.10D Plans and Elevations, received on 31/1/2018

Reason: In order to define the permission.

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

Large print versions of this letter are available by telephoning (0114) 273 4791



3. 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.

4. No development shall commence until full details of the proposed surface water drainage design, including calculations and appropriate model results, have been submitted to and approved by the Local Planning Authority. This shall 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.

5. No development shall commence until detailed proposals for surface water disposal, including calculations to demonstrate a 30% reduction compared to the existing peak flow based on a 1 in 1 year rainfall event have been submitted to and approved in writing by the Local Planning Authority. This will require the existing discharge arrangements, which are to be utilised, to be proven and alternative more favourable discharge routes, according to the hierarchy, to be discounted. Otherwise greenfield rates (QBar) will apply.

An additional allowance shall be included for climate change effects for the lifetime of the development. Storage shall be provided for the minimum 30 year return period storm with the 100 year return period storm plus climate change retained within the site boundary. The development shall thereafter be carried out in accordance with the approved details.

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.

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

6. 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.

7. Large scale details, including materials and finishes, at a minimum 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:

Windows and window reveals
Eaves and verges
External wall construction
Entrance canopies
Roof Ridge and dormer windows
Rainwater goods

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

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

8. The development shall not be used unless the car parking accommodation for 9 cars 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

9. There shall be no gates or barriers erected at the means of access to the site.

Reason: To ensure access is available at all times.

10. The development hereby approved shall be constructed in accordance with the scheme of works set out in the Sustainability Statement contained within the Design and Access Statement dated 3/10/2017. This shall include providing a minimum of 10% of the predicted energy needs from decentralised and renewable or low carbon energy. 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 CS65.

Please Note: There may not be conditions under each heading.

Date of Decision made by the Council's Authorised Officer

5 February 2018

Planning Service Sheffield City Council

Attention is drawn to the following directive(s):

- 1. Where conditions require details to be submitted, an Application for Approval of Details Reserved by Condition is required (unless the condition gives the option of implementing the details already submitted). The Local Planning Authority is expected to determine these applications within 8 weeks of being validated, so it is essential to include all the information required. Apply online at www.planningportal.gov.uk. There are fees, which are also set by the Government.
- 2. 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. You should apply for permission, quoting your planning permission reference number, by contacting:

Ms D Jones Highways Development Management Highways Maintenance Division Howden House, 1 Union Street Sheffield S1 2SH

Tel: (0114) 273 6136

Email: dawn.jones@sheffield.gov.uk

3. 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 formal permission under the Highways Act 1980 in the form of an S278 Agreement. Highway Authority and Inspection fees will be payable and a Bond of Surety required as part of the S278 Agreement.

You should contact the S278 Officer for details of how to progress the S278 Agreement:

Mr J Burdett Highways Development Management Highways Maintenance Division Howden House, 1 Union Street Sheffield S1 2SH

Tel: (0114) 273 6349

Email: james.burdett@sheffield.gov.uk

4. Before commencement of the development, and upon completion, you will be required to carry out a dilapidation survey of the highways adjoining the site with the Highway Authority. Any deterioration in the condition of the highway attributable to the construction works will need to be rectified.

To arrange the dilapidation survey, you should contact:

Highway Co-Ordination

Telephone: 0114 273 6677

Email: highways@sheffield.gov.uk

5. As the proposed development abuts the public highway you are advised to contact the Highways Co-ordination Group prior to commencing works:

Telephone: 0114 273 6677

Email: highways@sheffield.gov.uk

They will be able to advise you of any pre-commencement condition surveys, permits, permissions or licences you may require in order to carry out your works.

6. 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 here:

http://www.sheffield.gov.uk/home/roads-pavements/Address-management

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.

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 Environmental Protection Service, 5th Floor (North), Howden House, 1 Union Street, Sheffield, S1 2SH: Tel. (0114) 2734651, or by email at epsadmin@sheffield.gov.uk.

- 8. 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.
- 9. 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.

NOTES

The term 'true conditions precedent' is used to mean a condition that expressly requires that development shall not commence until the condition has been complied with, and is central to the consent. Development commencing without complying with these conditions would be unlawful.

Appeals to the Secretary of State

If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State for the Environment under Section 78 of the Town and Country Planning Act, 1990.

<u>Enforcement</u> - If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice. If you want to appeal against your Local Planning Authority's decision on our application, then you must do so within 28 days of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your Local Planning Authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months (12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.

<u>Householder</u> - If this is a decision to refuse planning permission for a householder application, if you want to appeal against your Local Planning Authority's decision then you must do so within 12 weeks of the date of this notice.

<u>Minor Commercial</u> - If this is a decision to refuse planning permission for a minor commercial application, if you want to appeal against your Local Planning Authority's decision then you must do so within 12 weeks of the date of this notice.

<u>All Other Applications</u> - If you want to appeal against your Local Planning Authority's decision then you must do so within 6 months of the date of this notice.

Appeals can be made online at: https://www.gov.uk/planning-inspectorate. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions given under a development order.

Purchase Notices

If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put

the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council. This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter 1 of Part VI of the Town and Country Planning Act 1990.

Notes Regarding Access for Fire Service

Notwithstanding this planning permission, attention is drawn to Section 55 of the South Yorkshire act 1980 which requires that any application made under the Building Regulations shall be rejected unless, after consultation with the Fire Authority, they are satisfied that the plans show:-

- (a) that there will be adequate means of access for the fire brigade to the building or, as the case may be, to the building as extended; and
- (b) that the building or, as the case may be, the extension of the building will not render inadequate existing means of access for the fire brigade to a neighbouring building.

Any queries in this respect should be directed to:-South Yorkshire Fire and Rescue, 197 Eyre Street, Sheffield, S1 3FG. Telephone: 0114 2727202

Demolition

Section 80 (2) of the Building Act 1984 requires that any person carrying out demolition work shall notify the local authority of their intention to do so. This applies if any building or structure is to be demolished in part or whole. (There are some exceptions to this including an internal part of an occupied building, a building with a cubic content of not more than 1750 cubic feet or where a greenhouse, conservatory, shed or pre-fabricated garage forms part of a larger building). Where demolition is proposed in City Centre and /or sensitive areas close to busy pedestrian routes, particular attention is drawn to the need to consult with Environmental Protection Services to agree suitable noise (including appropriate working hours) and dust suppression measures.

Form Dem 1 (Notice of Intention to Demolish) is available from Building Standards, Howden House, 1 Union Street, Sheffield, S1 2SH. Tel (0114) 273 4170 email buildingcontrol@sheffield.gov.uk

Environmental Protection Services can be contacted at DEL, Howden House, 1 Union Street, Sheffield, S1 2SH. Tel (0114) 2734651

TOWN AND COUNTRY PLANNING ACT 1990 (as amended) APPEAL BY Hallam Land Management Limited

An Appeal Against the refusal of Outline Planning Permission 17/04673/OUT for up to 85 residential dwellings including open space (Amended Description) at Land at Junction with Carr Road and Hollin Busk Lane, Sheffield S36 1GH

PINS REFERENCE APP/J4423/W/21/3267168 PLANNING APPLICATION REF: 17/04673/OUT

ROLAND BOLTON PROOF OF EVIDENCE: HOUSING AND FIVE YEAR LAND SUPPLY

APPENDIX 24: Site Of TTS Car Sales Ltd, Archer Road, Sheffield

Prepared by
Roland G Bolton BSc (Hons) MRTPI
Prepared by
Strategic Planning Research Unit
DLP Planning Ltd
Sheffield

APPENDIX 24A SITE LOCATION PLAN



APPENDIX 24B SITE VISIT PHOTOS



APPENDIX 24C REALLA ADVERT

Realla / Offices for rent / Sheffield

Former TTS Car Sales Ltd Site, Sheffield

Car showroom for rent in <u>Sheffield</u> 942 sq ft

(L) 12 days ago by Knight Frank LLP



Highlights

- Prominent 0.31 acre roadside site
- Site offices & garage of 942 Sq. Ft. (87.63 Sq. M.)
- Ideally located immediately opposite the busy Archer Road retail park.

FULL ADDRESS

Archer Rd, Sheffield S8 OJX - Sheffield

Call Message

Gro	und	floor	AVAILABLE

SIZE	942 sq ft
SPACE FOR	3 to 8 people
USE CLASS	E <u>View class breakdown</u> ✓
BUILDOUT CONDITION	Needs Renovation
AMENITIES	Demised WC facilities
LINKS	Pdf #1 marketing brochure/flyer

The site provides a surfaced forecourt of 0.31 acres which has historically been used as a pitch for car sales.

It benefits from a walled frontage and can be secured easily.

TERM Negotiable Negotiable

SPACE TYPE Relet

SERVICE TYPE

BUILDOUT STATUS Shell space

FLOOR Ground floor

SPACE USE Office

CONFERENCE ROOMS 1

Property facts for Former TTS Car Sales Ltd Site, Sheffield

acres which has historically been used as a pitch for car sales. It benefits from a walled frontage and can be secured easily. There is a relatively modern brick built site office and ancillary garage to the rear of the forecourt which provides a series of open plan offices / meeting rooms and WC provisions. The site benefits from connections to both electricity and water supplies.

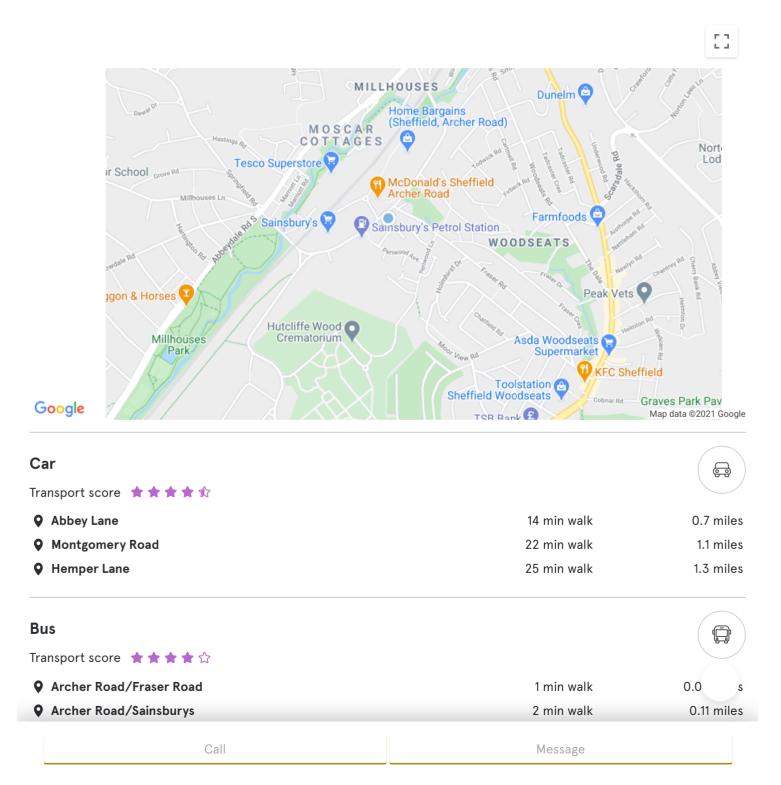
BUILDING SUBTYPE	Car showroom	
ESTIMATED SPACE	3 to 8 people	

Call	Message

RENTABLE BUILDING AREA	1,457 sq ft	
YEAR BUILT	1970	

This office for rent is located in **Sheffield**.

Search for all available commercial properties to rent in Sheffield



Train

Transport score ★★☆☆☆



♀ Sheffield 2.5 miles

• Dronfield 3.2 miles

Airport

Transport score ★ ☆ ☆ ☆ ☆

Oncaster Sheffield Airport 22 miles

Leisure

Transport score ★★★★☆

Q Laycocks Sports Club 1 min walk 0.05 miles

Q Laycock Sports Crown Green Bowls Club 1 min walk 0.08 miles

♦ Common 2 min walk 0.09 miles

Retail

Transport score ★★★★☆

♥ TT Cars 20 sec walk 0.01 miles

♀ Supafit 2 min walk 0.08 miles

✔ Indigo Sun2 min walk0.09 miles





X

£

ĦĦ

Meet the team



Knight Frank LLP



Eamon Fox



Knight Frank LLP



John Jarman

View the performance or update the listing in CoStar

Guides to renting an Office

Tenant Guides

See more like this



Call Message

Wellness in the office: Key trends for 2021

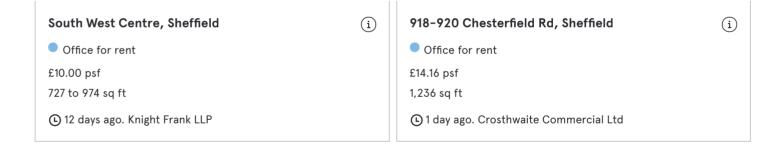
In the space of a year, the typical office environment has changed completely. It's been stressful for many employees, as they've had to adapt to working fro...

Five up and coming office facilities

>

Similar properties

See more like this



Call Message

+ Sheffield Offices for rent near you

Marketplaces

Showcase CityFeet

Belbex

Lands of America

BizBuySell LoopNet

Apartments.com

Using Realla

Contact us

Terms & conditions

Privacy policy

Popular searches London searches

Sign in or Sign up

About Realla

Home Mobile apps

Blog

For advertisers

Signature ads Why list on Realla

Products

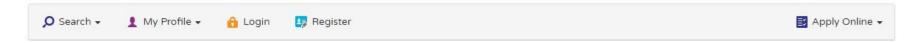
Enquire about advertising

© 2021 CoStar Group, Inc.

Disclaimer. Property descriptions, images and related information displayed on this page are based on marketing materials found on the website registered to Knight Frank LLP. Realla does not warrant or accept any responsibility for the accuracy or completeness of the property descriptions or related information provided here and they do not constitute property particulars. Please contact Knight Frank LLP for full details and further information. 11388228



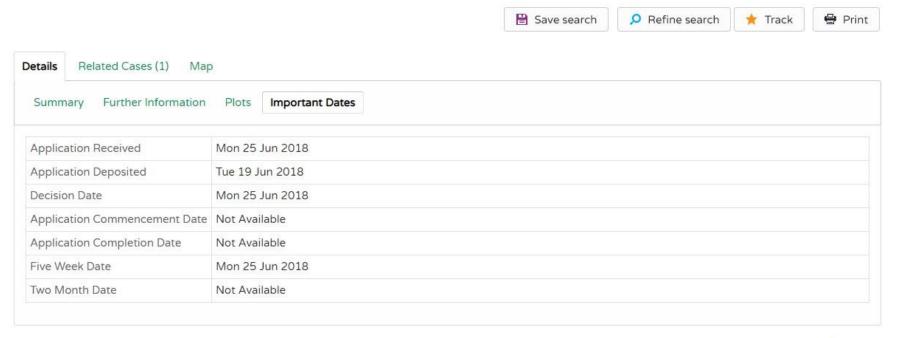




Building Control – Building Control Dates

Help with this page

18/01968/INITD | Erection of 28 new apartments in two blocks (4 storeys) linked with semi basement car/ access | Former TTS Car Sales Archer Road Sheffield S8 0LA



an idox solution

APPENDIX 24E COMPANIES HOUSE

REGISTERED NUMBER: 11215108 (England and Wales)

Unaudited Financial Statements for the Year Ended 31 March 2020

<u>for</u>

CPC1 DEVELOPMENTS LIMITED

Contents of the Financial Statements for the Year Ended 31 March 2020

	Page
Company Information	1
Balance Sheet	2
Notes to the Financial Statements	3

CPC1 DEVELOPMENTS LIMITED

Company Information for the Year Ended 31 March 2020

S J Hadley DIRECTOR:

REGISTERED OFFICE: Archer Road

Millhouses Sheffield

South Yorkshire

S8 0JX

REGISTERED NUMBER: 11215108 (England and Wales)

S Burgess & Co Ltd 11 Slayleigh Avenue **ACCOUNTANTS:**

Sheffield

South Yorkshire

S10 3RA

Balance Sheet 31 March 2020

	Notes	31.3.20 £	31.3.19 £
CURRENT ASSETS	11000	,-	••
Stocks	4	974,583	929,841
Cash at bank and in hand		70_	92
		974,653	929,933
CREDITORS			
Amounts falling due within one year	5	_974,651_	929,931
NET CURRENT ASSETS		2	2
TOTAL ASSETS LESS CURRENT			
LIABILITIES		2	2
CAPITAL AND RESERVES			
Called up share capital		2_	2
		2	2

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 March 2020.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 March 2020 in accordance with Section 476 of the Companies Act 2006.

The director acknowledges his responsibilities for:

- (a) ensuring that the company keeps accounting records which comply with Sections 386 and 387 of the Companies Act 2006 and
- (b) preparing financial statements which give a true and fair view of the state of affairs of the company as at the end of each financial year and of its profit or loss for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the company.

The financial statements have been prepared and delivered in accordance with the provisions applicable to companies subject to the small companies regime.

In accordance with Section 444 of the Companies Act 2006, the Income Statement has not been delivered.

The financial statements were approved by the director and authorised for issue on 7 August 2020 and were signed by:

S J Hadley - Director

Notes to the Financial Statements for the Year Ended 31 March 2020

1. STATUTORY INFORMATION

CPC1 Developments Limited is a private company, limited by shares, registered in England and Wales. The company's registered number and registered office address can be found on the Company Information page.

2. ACCOUNTING POLICIES

Basis of preparing the financial statements

These financial statements have been prepared in accordance with Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" including the provisions of Section 1A "Small Entities" and the Companies Act 2006. The financial statements have been prepared under the historical cost convention.

The significant accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all years presented unless otherwise stated.

Work in progress

Property development work in progress includes all costs incurred on each project, including the original acquisition price of each property.

Taxation

Taxation for the year comprises current tax. Tax is recognised in the Income Statement, except to the extent that it relates to items recognised in other comprehensive income or directly in equity.

Current taxation assets and liabilities are not discounted.

Current tax is recognised at the amount of tax payable using the tax rates and laws that have been enacted or substantively enacted by the balance sheet date.

Debtors and creditors due within one year

Debtors and creditors with no stated interest rate, which are due within one year, are stated at the transaction price. Any losses arising from impairment are recognised in the statement of comprehensive income within administrative expenses.

Loans and borrowings

Loans and borrowings are initially recognised at the transaction price including transaction costs. Subsequently, they are measured at amortised cost using the effective interest rate method, less impairment

Impairment

At each balance sheet date, assets are reviewed to determine whether there is any indication that any of the individual assets have suffered an impairment. If such indication exists, the recoverable amount of the asset, or the assets cash generating unit, is estimated and compared to the carrying amount. Where the carrying amount exceeds its recoverable amount, an impairment loss is recognised in the statement of comprehensive income.

3. EMPLOYEES AND DIRECTORS

The average number of employees during the year was 1 (2019 - 1).

Page 3 continued...

Notes to the Financial Statements - continued for the Year Ended 31 March 2020

4. STOCKS

		31.3.20	31.3.19
	Work-in-progress	974,583	<u>929,841</u>
5.	CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR		
		31.3.20	31.3.19
		£	£
	Bank loans and overdrafts	535,078	491,778
	Trade creditors	-	9,354
	Amounts owed to group undertakings	428,799	428,799
	Other creditors	10,774	<u>-</u>
		974,651	929,931

6. RELATED PARTY DISCLOSURES

The company has taken advantage of exemption, under the terms of Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland', not to disclose related party transactions with wholly owned subsidiaries within the group.

7. ULTIMATE CONTROLLING PARTY

The company's parent company is CPC1 Holdings Limited, whose registered office is the same as can be found on page 1 of the financial statements.

The ultimate controlling party is S J Hadley.

This document was delivered using electronic communications and authenticated in accordance with the registrar's rules relating to electronic form, authentication and manner of delivery under section 1072 of the Companies Act 2006.

APPENDIX 24F KNIGHT FRANK ADVERT

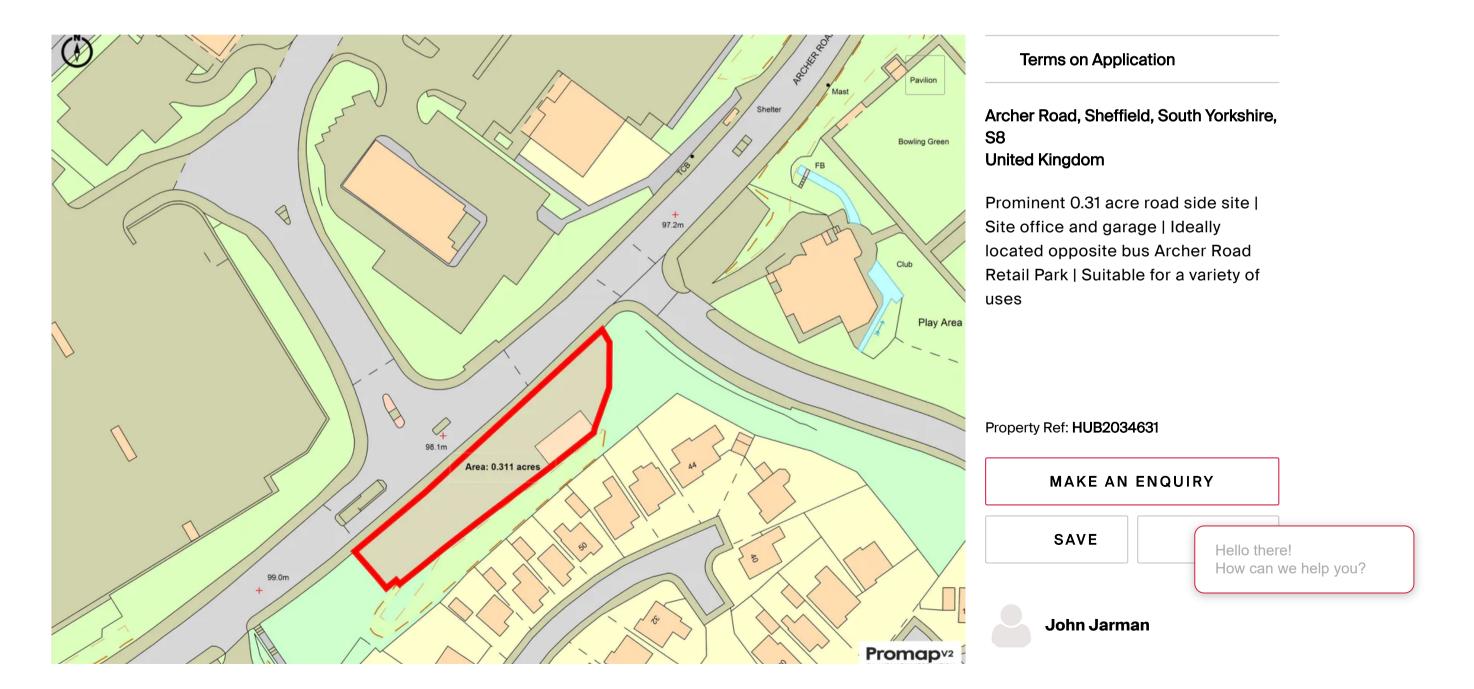


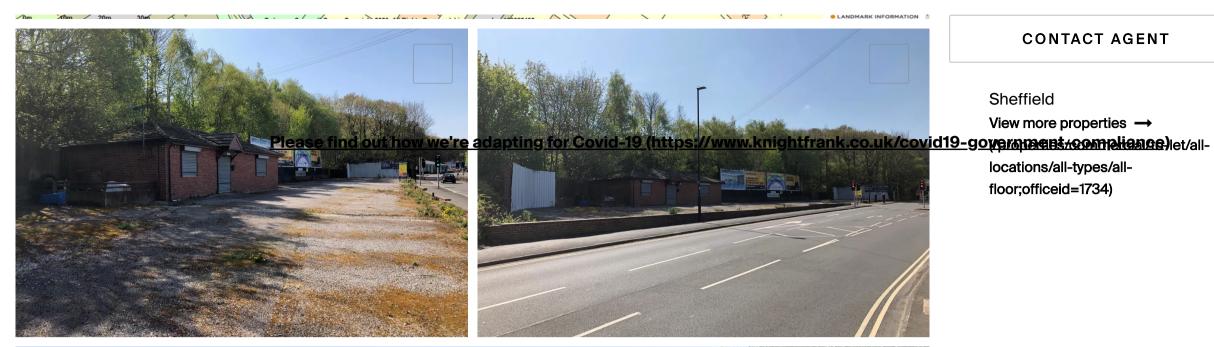
OPEN STORAGE LAND FOR RENT IN ARCHER ROAD, SHEFFIELD,

Please find out how we'r Sacrapting for Coud-15 (Nat ps://www.kmg@tfrank.co.uk/covid19-government-compliance)

Terms on Application

0.3 acres (0.12 hectares)





CONTACT AGENT

Sheffield

View more properties →

locations/all-types/allfloor;officeid=1734)



Hello there! How can we help you?

TOWN AND COUNTRY PLANNING ACT 1990 (as amended) APPEAL BY Hallam Land Management Limited

An Appeal Against the refusal of Outline Planning Permission 17/04673/OUT for up to 85 residential dwellings including open space (Amended Description) at Land at Junction with Carr Road and Hollin Busk Lane, Sheffield S36 1GH

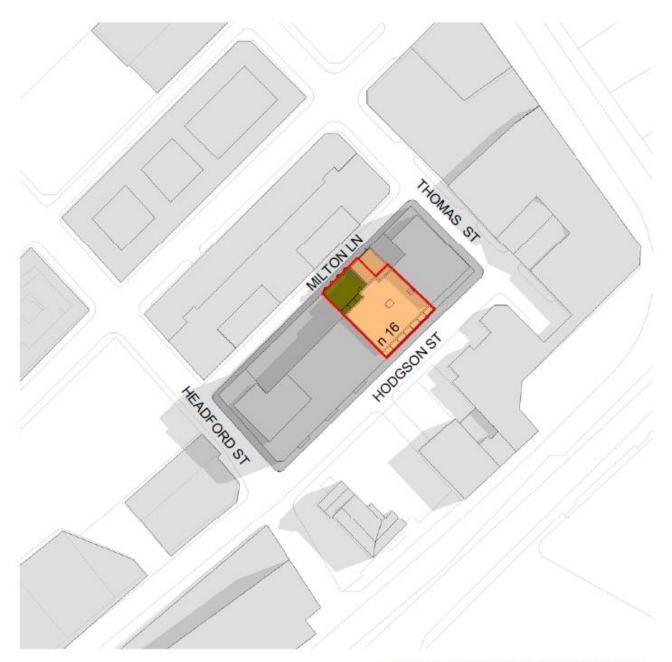
PINS REFERENCE APP/J4423/W/21/3267168 PLANNING APPLICATION REF: 17/04673/OUT

ROLAND BOLTON PROOF OF EVIDENCE: HOUSING AND FIVE YEAR LAND SUPPLY

APPENDIX 25: Charter Works 20 Hodgson Street Sheffield S3 7WQ Sheffield

Prepared by
Roland G Bolton BSc (Hons) MRTPI
Prepared by
Strategic Planning Research Unit
DLP Planning Ltd
Sheffield

APPENDIX 25A SITE LOCATION PLAN



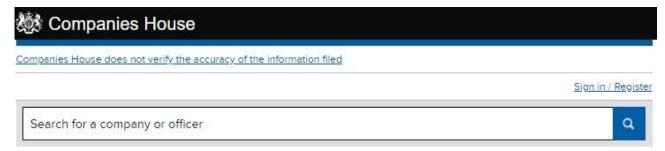
Charter Works 20 Hodgson Street

Treat I the Little

APPENDIX 25B SITE VISIT PHOTOS



APPENDIX 25C COMPANIES HOUSE



WHIRLOW CAPITAL INVESTMENTS LTD

Company number 11738353

Follow this company File for this company

Overview Filing history People More

Registered office address

16 Hodgson Street, Sheffield, United Kingdom, S3 7WQ

Company status

Active

Company type

Private limited Company

Incorporated on

21 December 2018

Accounts

Next accounts made up to 31 December 2020 due by 30 September 2021

Last accounts made up to 31 December 2019

Confirmation statement

Next statement date 20 December 2021 due by 3 January 2022

Last statement dated 20 December 2020

Nature of business (SIC)

41100 - Development of building projects

APPENDIX 25D DECISION NOTICE 19/00451/FUL

Place Directorate City Growth Department

Planning Services

Howden House · 1 Union Street · Sheffield · S1 2SH

howard.baxter@sheffield.gov.uk

Officer: Howard Baxter Tel: (0114) 20 39689 Ref: 19/00451/FUL (Formerly PP- 20 December 2019

07601617)

Yeme Architects
Miss Carmen Coronado Lozano
144 Sunbridge Road
Bradford
BD1 2HA



TOWN AND COUNTRY PLANNING ACT 1990 PLANNING PERMISSION

Proposal: Demolition of residential building and erection of seven-storey student

accommodation building (Use Class Sui Generis) comprising 77no units

with ancillary parking and rooftop landscaping

Location: 16 Hodgson Street, Sheffield, S3 7WQ,

Applicant: Whirlow Capital Investment LTD

Planning permission is hereby **GRANTED** for the above-mentioned development in accordance with the application deposited with the Council on 5 July 2019 together with the relevant plans, including any amendments now agreed, subject to the following condition(s), in each case followed by the relevant reason:-

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 Plan(s)

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

500951 - PL-05F - Proposed First Floor Plan

500951 - PL-04F - Proposed Ground Floor Plan

500951 - PL-02H - Roof Plan

500951 - PL-10F - Proposed Sixth Floor Plan

500951 - PL-08F - Proposed Fourth Floor Plan

Large print versions of this letter are available by telephoning (0114) 273 4791

500951 - PL-09F - Proposed Fifth Floor Plan

500951 - PL-12D - Proposed General Section

500951 - PL-13B - Typical Disabled Room excluding the internal layout of the room

500951 - PL-01E - Location Plan

500951 - PL-03A - Existing Demolition Plan

500951 - PL-06F - Proposed Second Floor Plan

500951 - PL-07F - Proposed Third Floor Plan

500951 - PL-11H - Proposed Elevations

Green Roof specification as set out in the Drainage report

Reason: In order to define the permission.

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

3. Development shall not commence 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 all site activities are planned and managed so as to prevent nuisance and minimise disamenity at nearby sensitive uses, and will document controls and procedures designed to ensure compliance with relevant best practice and guidance in relation to noise, vibration, dust, air quality and pollution control measures

Reason: In order to minimise the amenity impact of construction activities on residential neighbours and local amenity.

4. Intrusive investigations as recommended in the approved Phase I Desk Study & Site Walkover report; Sub Surface NE Ltd ref. NE3770; Nov 2018 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 construction works commencing. The Report shall be prepared in accordance with Contaminated Land Report CLR11 (Environment Agency 2004).

Reason: In order to ensure that any contamination of the land is properly dealt with and the site is safe for the development to proceed, it is essential that this condition is complied with before the development is commenced

5. 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 construction works commencing. 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 and the site is safe for the development to proceed, it is essential that this condition is complied with before the development is commenced.

6. 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.

7. 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, or an alternative fabric first approach to offset an equivalent amount of energy. 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. 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.

8. No development shall commence until detailed proposals for surface water disposal, including calculations to demonstrate a 30% reduction compared to the existing peak flow based on a 1 in 1 year rainfall event have been submitted to and approved in writing by the Local Planning Authority. This will require the existing discharge arrangements, which are to be utilised, to be proven and alternative more favourable discharge routes, according to the hierarchy, to be discounted. Otherwise a greenfield rate of 3.5l/sec will apply. An additional allowance shall be included for climate change effects for the lifetime of the development. Storage shall be provided for the minimum 30 year return period storm with the 100 year return period storm plus climate change retained within the site boundary. The building shall not be occupied unless the approved details have been implemented.

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.

9. 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.

- 10. The development shall not be begun until improvements to surfacing of the footpaths to Hodgson Street and Milton Lane along the frontages of the development site in accordance with the palette of materials in the Urban Design Compendium have either
 - a) Been carried out or
 - b) Arrangements have been entering into to ensure the improvements are carried out before the development is brought into use.

Reason: In the interests of improving the pedestrian facilities and visual amenity to facilitate the introduction of the residential use into a commercial area and in accordance with the Urban Design Compendium

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

11. 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 any above ground works commence, 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.

12. Prior to the improvement works indicated in condition 10 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 improving the pedestrian facilities and visual amenity to facilitate the introduction of the residential use into a commercial area and in accordance with the Urban Design Compendium

13. Prior to the disabled rooms being fitted out revised details of the internal layout shall be submitted to and approved by the local planning authority thereafter the approved details shall be implemented before the building is used.

Reason: In the interests of ensuring the design is easy for disabled students to use in the interests of encouraging inclusive access.

14. 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.

15. Large scale details, including materials and finishes, at a minimum of 1 to 20 of the items listed below shall be approved in writing by the Local Planning Authority before that part of the development commences:

Brickwork detailing Balustrades

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

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

16. 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 before any masonry works commence and shall be retained for verification purposes until the completion of such works.

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

17. 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 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.

18. Notwithstanding the details shown on the approved plans a revised parking and cycle storage arrangements shall be submitted to and approved by the Local Planning Authority before the construction of the ground floor commences and thereafter the approved details shall be implemented before the building is used.

Reason: In the interests of the efficient operation of the car park and encouraging inclusive access to the site.

19. The building shall not be used unless all redundant accesses have been permanently stopped up and reinstated to kerb and footway, and any associated changes to adjacent waiting restrictions that are considered necessary by the Local Highway Authority including any Traffic Regulation Orders are implemented. The means of vehicular access shall be restricted solely to those access points indicated in the approved plans.

Reason: In the interests of highway safety and the amenities of the locality it is essential for these works to have been carried out before the use commences.

20. 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 it is essential for this scheme to be in place before the use commences.

21. Before any above ground works commence, 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 building 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 Development Framework Core Strategy.

22. Prior to construction above ground level commending details of a public art scheme shall be submitted to and approved by the local planning authority. Thereafter the approve details shall be implemented before the building is brought into use.

Reason: In the interests of the visual amenities of the locality and in accordance with Unitary Development Plan policy BE12

- 23. The residential accommodation hereby permitted shall not be occupied unless a scheme of sound insulation works has been installed and thereafter retained. Such scheme of works shall:
 - a) Be based on the findings of an approved noise survey of the application site, including an approved method statement for the noise survey.
 - b) Be capable of achieving the following noise levels:

Bedrooms: LAeq (8 hour) - 30dB (2300 to 0700 hours);

Living Rooms & Bedrooms: LAeq (16 hour) - 35dB (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 future occupiers of the development

- 24. Before the use of the development is commenced, Validation Testing of the sound insulation and/or attenuation works shall have been carried out and the results submitted to and approved by the Local Planning Authority. Such Validation Testing shall:
 - a) Be carried out in accordance with an approved method statement.
 - b) Demonstrate that the specified noise levels have been achieved. In the event that the specified noise levels have not been achieved then, notwithstanding the sound insulation and/or attenuation works thus far approved, a further scheme of 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 the interests of the amenities of occupiers of the development

25. The approved landscape works shall be implemented prior to the development being brought into use or within an alternative timescale to be first approved in writing 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 it is essential for these works to have been carried out before the use commences.

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 development 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 Sheffield City Council 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.

Other Compliance Conditions

27. A minimum of two disabled rooms shall be full fitted out for disabled use in accordance with the approved plans prior to the building being used and thereafter retained.

Reason: In the interests of meeting the needs of disabled people.

28. Surface water and foul drainage shall drain to separate systems.

Reason: To ensure satisfactory drainage arrangements.

29. Notwithstanding the details shown on the approved plans the first opening leaf of the double doors shall be widened to enable a wheelchair to pass through and the lobby to the gym shall be increased in size to enable wheelchair users to move clear of one door before using the next one.

Reason: In the interests of the allowing easy access through the building for disabled people.

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

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

31. The car park shall not be used unless 2.0 metres x 2.0 metres vehicle/pedestrian intervisibility splays have been provided on both sides of the means of access such that there is no obstruction to visibility greater than 600 mm above the level of the adjacent footway and such splays shall thereafter be retained.

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

32. The development 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.

Please Note: There may not be conditions under each heading.

Date of Decision made by the Council's Planning & Highways Committee

20 December 2019

Planning Service Sheffield City Council

Attention is drawn to the following directive(s):

1. Where conditions require details to be submitted, an Application for Approval of Details Reserved by Condition is required (unless the condition gives the option of implementing the details already submitted). The Local Planning Authority is expected to determine these applications within 8 weeks of being validated, so it is essential to include all the information required. Apply online at

www.planningportal.gov.uk. There are fees, which are also set by the Government.

- 2. 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.
- 3. Plant and equipment shall be designed to ensure that the total LAr plant noise rating level (i.e. total plant noise LAeq plus any character correction for tonality, impulsive noise, etc.) does not exceed the LA90 background sound level at any time when measured at positions on the site boundary adjacent to any noise sensitive use.
- The required CEMP should cover all phases of demolition, site clearance, groundworks and above ground level construction. The content of the CEMP should include, as a minimum;
 - Reference to permitted standard hours of working;
 - 0730 to 1800 Monday to Friday
 - 0800 to 1300 Saturday
 - No working on Sundays or Public Holidays
 - Prior consultation procedure (EPS & LPA) for extraordinary working hours arrangements.
 - A communications strategy for principal sensitive parties close to the site.
 - Management and control proposals, including delegation of responsibilities for monitoring and response to issues identified/notified, for;
 - Noise including welfare provisions and associated generators, in addition to construction/demolition activities.
 - Vibration.
 - Dust including wheel-washing/highway sweeping; details of water supply arrangements.
 - A consideration of site-suitable piling techniques in terms of off-site impacts, where appropriate.
 - A noise impact assessment this should identify principal phases of the site preparation and construction works, and propose suitable mitigation measures in relation to noisy processes and/or equipment.
 - Details of site access & egress for construction traffic and deliveries.
 - A consideration of potential lighting impacts for any overnight security lighting. Further advice in relation to CEMP requirements can be obtained from SCC Environmental Protection Service; Commercial Team, Fifth Floor (North), Howden House, 1 Union Street, Sheffield, S1 2SH: Tel. (0114) 2734651, or by email at eps.commercial@sheffield.gov.uk.
- 5. The construction of the development may lead to the temporary loss of on-street parking bays. In such circumstances you may be required to fund the installation of replacement parking bays including any associated Traffic Regulation Order, to offset the temporary loss of parking in the vicinity of the development.
- 6. 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. You should apply for permission, quoting your planning permission reference number, by contacting:

Ms D Jones Highways Development Management Highways Maintenance Division Howden House, 1 Union Street Sheffield S1 2SH

Tel: (0114) 273 6136

Email: dawn.jones@sheffield.gov.uk

7. As the proposed development abuts the public highway you are advised to contact the Highways Co-ordination Group prior to commencing works:

Telephone: 0114 273 6677

Email: highways@sheffield.gov.uk

They will be able to advise you of any pre-commencement condition surveys, permits, permissions or licences you may require in order to carry out your works.

8. 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 on the Council website here:

https://www.sheffield.gov.uk/content/sheffield/home/roads-pavements/address-management.html

The guidance document on the website includes details of how to apply, and what information we require. 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.

9. 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 formal permission under the Highways Act 1980 in the form of an S278 Agreement. Highway Authority and Inspection fees will be payable and a Bond of Surety required as part of the S278 Agreement.

You should contact the S278 Officer for details of how to progress the S278 Agreement:

Mr J Burdett Highways Development Management Highways Maintenance Division Howden House, 1 Union Street Sheffield S1 2SH

Tel: (0114) 273 6349

Email: james.burdett@sheffield.gov.uk

10. The applicant should be aware that a legal agreement has been completed in respect of this proposal.

Attention is drawn to the following informative :

Sheffield City Council is a Community Infrastructure Levy (CIL) Charging Authority. Therefore, your development may be CIL liable if it falls within the categories on our CIL Charging Schedule which can be found at http://www.sheffield.gov.uk/cil. (Householder extensions under 100 square metres are not CIL liable). If your development is CIL liable a liability notice will be sent to you shortly informing you of the CIL charge payable and the next steps in the process.

Please note: You must not start work until you have submitted and had acknowledged a CIL Form 6: Commencement Notice. Failure to do this will result in surcharges and penalties.

NOTES

The term 'true conditions precedent' is used to mean a condition that expressly requires that development shall not commence until the condition has been complied with, and is central to the consent. Development commencing without complying with these conditions would be unlawful.

Appeals to the Secretary of State

If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State for the Environment under Section 78 of the Town and Country Planning Act, 1990.

<u>Enforcement</u> - If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice. If you want to appeal against your Local Planning Authority's decision on our application, then you must do so within 28 days of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your Local Planning Authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months (12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.

<u>Householder</u> - If this is a decision to refuse planning permission for a householder application, if you want to appeal against your Local Planning Authority's decision then you must do so within 12 weeks of the date of this notice.

<u>Minor Commercial</u> - If this is a decision to refuse planning permission for a minor commercial application, if you want to appeal against your Local Planning Authority's decision then you must do so within 12 weeks of the date of this notice.

<u>All Other Applications</u> - If you want to appeal against your Local Planning Authority's decision then you must do so within 6 months of the date of this notice.

Appeals can be made online at: https://www.gov.uk/planning-inspectorate. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions given under a development order.

Purchase Notices

If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council. This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter 1 of Part VI of the Town and Country Planning Act 1990.

Notes Regarding Access for Fire Service

Notwithstanding this planning permission, attention is drawn to Section 55 of the South Yorkshire act 1980 which requires that any application made under the Building Regulations shall be rejected unless, after consultation with the Fire Authority, they are satisfied that the plans show:-

- (a) that there will be adequate means of access for the fire brigade to the building or, as the case may be, to the building as extended; and
- (b) that the building or, as the case may be, the extension of the building will not render inadequate existing means of access for the fire brigade to a neighbouring building.

Any queries in this respect should be directed to:-South Yorkshire Fire and Rescue, 197 Eyre Street, Sheffield, S1 3FG. Telephone: 0114 2727202

Demolition

Section 80 (2) of the Building Act 1984 requires that any person carrying out demolition work shall notify the local authority of their intention to do so. This applies if any building or structure is to be demolished in part or whole. (There are some exceptions to this including an internal part of an occupied building, a building with a cubic content of not more than 1750 cubic feet or where a greenhouse, conservatory, shed or pre-fabricated garage forms part of a larger building). Where demolition is proposed in City Centre and /or sensitive areas close to busy pedestrian routes, particular attention is drawn to the need to consult with Environmental Protection Services to agree suitable noise (including appropriate working hours) and dust suppression measures.

Form Dem 1 (Notice of Intention to Demolish) is available from Building Standards, Howden House, 1 Union Street, Sheffield, S1 2SH. Tel (0114) 273 4170 email buildingcontrol@sheffield.gov.uk

Environmental Protection Services can be contacted at DEL, Howden House, 1 Union Street, Sheffield, S1 2SH. Tel (0114) 2734651

TOWN AND COUNTRY PLANNING ACT 1990 (as amended) APPEAL BY Hallam Land Management Limited

An Appeal Against the refusal of Outline Planning Permission 17/04673/OUT for up to 85 residential dwellings including open space (Amended Description) at Land at Junction with Carr Road and Hollin Busk Lane, Sheffield S36 1GH

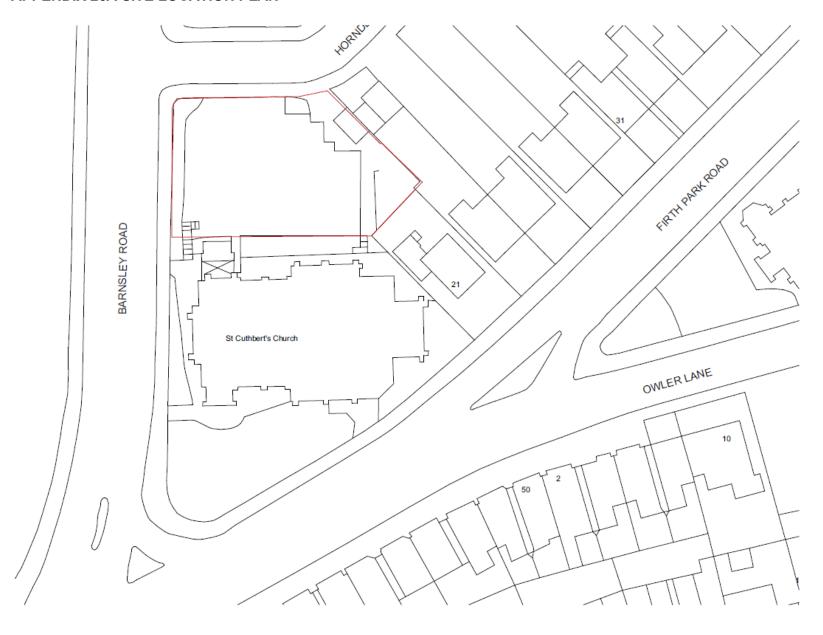
PINS REFERENCE APP/J4423/W/21/3267168 PLANNING APPLICATION REF: 17/04673/OUT

ROLAND BOLTON PROOF OF EVIDENCE: HOUSING AND FIVE YEAR LAND SUPPLY

APPENDIX 26: St. Cuthberts Family Social Club, Horndean Road/ Barnsley Road, Sheffield S5 6UJ

Prepared by
Roland G Bolton BSc (Hons) MRTPI
Prepared by
Strategic Planning Research Unit
DLP Planning Ltd
Sheffield

APPENDIX 26A SITE LOCATION PLAN



APPENDIX 26B SITE VISIT PHOTOS



APPENDIX 26C DECISION NOTICE 18/03406/FUL

Place Directorate City Growth Department

Planning Services
Howden House · 1 Union Street · Sheffield · S1 2SH adam.chapman@sheffield.gov.uk

Sheffield
City Council

Officer: Adam Chapman Tel: (0114) 20 39668 Ref: 18/03406/FUL (Formerly PP- 28 August 2019

07261920)

Urbana Town Planning Mr William Marshall Steel City House West Street Sheffield S1 2GQ

TOWN AND COUNTRY PLANNING ACT 1990 PLANNING PERMISSION

Proposal: Erection of 19 apartments in 1x 3/4-storey block with associated

landscaping and provision of car parking (Resubmission of planning permission 17/04555/FUL) (Amended Plans received 9th July 2019)

Location: Land At Horndean Road And Barnsley Road, Sheffield, S5 6UJ,

Applicant: MAM Properties Ltd

Planning permission is hereby **GRANTED** for the above-mentioned development in accordance with the application deposited with the Council on 2 October 2018 together with the relevant plans, including any amendments now agreed, subject to the following condition(s), in each case followed by the relevant reason:-

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 Plan(s)

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

Elevations - Dwg No(07)001 rev C Ground and First Floor Plans - Dwg No (08) 001 rev C Second and Third Floor Plans - Dwg No (08) 002 rev C Roof Plan - Dwg No (08) 003 rev C

Large print versions of this letter are available by telephoning (0114) 273 4791

Proposed Site Plan (09) 001 rev C

Reason: In order to define the permission.

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

3. 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, or an alternative fabric first approach to offset an equivalent amount of energy. 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. 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.

4. No development shall commence until full details of the proposed surface water drainage design, including calculations and appropriate model results, have been submitted to and approved by the Local Planning Authority. This shall 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.

5. No development shall commence until detailed proposals for surface water disposal, including calculations to demonstrate a 30% reduction compared to the existing peak flow based on a 1 in 1 year rainfall event have been submitted to and approved in writing by the Local Planning Authority. This will require the existing discharge arrangements, which are to be utilised, to be proven and

alternative more favourable discharge routes, according to the hierarchy, to be discounted. Otherwise greenfield rates (QBar) will apply.

An additional allowance shall be included for climate change effects for the lifetime of the development. Storage shall be provided for the minimum 30 year return period storm with the 100 year return period storm plus climate change retained within the site boundary. The development shall thereafter be carried out in accordance with the approved details.

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.

- 6. No development shall commence, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved statement shall be adhered to throughout the construction period. The statement shall provide for:-
 - The parking of vehicles of site operatives and visitors;
 - Means of access for construction traffic;
 - Loading and unloading of plant and materials;
 - Storage of plant and materials used in constructing the development;
 - Measures to prevent mud/debris being deposited on the public highway.

Reason: In the interests of the appropriate development of the site.

7. No development shall commence until details of finished site and floor levels, including details of the design and construction of any new retaining walls that may be necessary shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with approved details.

Reason: In the interests of the appropriate development of the site.

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

- 8. Large scale details, including materials and finishes, at a minimum 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:
 - a) Balconies
 - b) Brick work detailing
 - c) Windows
 - d) Doors
 - e) Parapet

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

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

9. 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.

10. The development 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 it is essential for these works to have been carried out before the use commences.

11. The development shall not be used unless the car parking accommodation for 12 cars 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 it is essential for these works to have been carried out before the use commences.

12. The existing stone boundary wall fronting Barnsley Road shall be retained. Prior to any above ground works full details of a suitable means of site boundary treatment to all other site boundaries shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be used unless such means of site boundary treatment have been provided in accordance with the approved details and thereafter such means of site enclosure shall be retained.

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

13. Before any above ground works commence, or within 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.

- 14. The residential accommodation hereby permitted shall not be occupied unless a scheme of sound insulation works has been implemented and thereafter retained. Such works shall:
 - a) Be capable of achieving the following noise levels: Bedrooms: LAeq (8 hour) 30dB (2300 to 0700 hours);

Living Rooms & Bedrooms: LAeq (16 hour) - 35dB (0700 to 2300 hours); Other Habitable Rooms: LAeq (16 hour) - 40dB (0700 to 2300 hours); Bedrooms: LAFmax 45dB (2300 to 0700 hours).

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

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

- 15. Before the use of the development is commenced, Validation Testing of the sound attenuation works shall have been carried out and the results submitted to and approved by the Local Planning Authority. Such Validation Testing shall:
 - a) Be carried out in accordance with an approved method statement.
 - b) Demonstrate that the specified noise levels 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 it is essential for these works to have been carried out before the use commences.

16. The proposed green roof(s) (vegetated roof system) shall cover a minimum area of 80% of the roof and shall be provided prior to the use of the building commencing. Full details of the green roof construction and specification, together with a maintenance schedule, shall be submitted to and approved in writing by the Local Planning Authority prior to foundation works commencing on site. Unless an alternative specification is approved the green roof shall include a substrate based growing medium of 80mm minimum depth and incorporating 15 - 25% compost or other organic material and the vegetation type shall be herbaceous plants. The plant sward 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.

17. Before any above ground works commence, or within an alternative timeframe to be agreed in writing by the Local Planning Authority, details of the proposed surfacing, layout and marking out of the car parking accommodation shall have been submitted to an approved in writing by the Local Planning Authority. The development shall not be used unless the car parking accommodation has been provided in accordance with the approved plans and thereafter such car parking accommodation shall be retained for the sole use of the occupiers of the development hereby approved.

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

18. The development shall not be used unless 2.0 metres x 2.0 metres vehicle/pedestrian intervisibility splays have been provided on both sides of the means of access such that there is no obstruction to visibility greater than 600 mm above the level of the adjacent footway and such splays shall thereafter be retained.

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

19. The development shall not be used unless a sight line with dimensions of 2.4 metres x 43 metres, has been provided at the vehicle entrance/exit to the site. When such sight line has been provided, thereafter the sight line shall be retained and no obstruction to the sight line shall be allowed above 1.05 metres above the nearside channel level of the adjacent highway.

Reason: In the interests of the safety of road users it is essential for these works to have been carried out before the use commences.

Other Compliance Conditions

20. Surface water and foul drainage shall drain to separate systems.

Reason: To ensure satisfactory drainage arrangements.

21. The gradient of shared pedestrian/vehicular access shall not exceed 1:12.

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

Please Note: There may not be conditions under each heading.

Date of Decision made by the Council's Planning & Highways Committee

28 August 2019

Planning Service Sheffield City Council

Attention is drawn to the following directive(s):

1. Where conditions require details to be submitted, an Application for Approval of Details Reserved by Condition is required (unless the condition gives the option of implementing the details already submitted). The Local Planning Authority is expected to determine these applications within 8 weeks of being validated, so it is essential to include all the information required. Apply online at www.planningportal.gov.uk. There are fees, which are also set by the Government.

- 2. 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.
- 3. The applicant should install any external lighting to the site to meet the guidance provided by the Institution of Lighting Professionals in their document GN01: 2011 "Guidance Notes for the Reduction of Obtrusive Light". This is to prevent lighting causing disamenity to neighbours. The Guidance Notes are available for free download from the 'resource' pages of the Institute of Lighting Professionals' website.
- 4. 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, 5th Floor (North), Howden House, 1 Union Street, Sheffield, S1 2SH: Tel. (0114) 2734651, or by email at epsadmin@sheffield.gov.uk.
- 5. As the proposed development abuts the public highway you are advised to contact the Highways Co-ordination Group prior to commencing works:

Telephone: 0114 273 6677

Email: highways@sheffield.gov.uk

They will be able to advise you of any pre-commencement condition surveys, permits, permissions or licences you may require in order to carry out your works.

6. 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 on the Council website here:

https://www.sheffield.gov.uk/content/sheffield/home/roads-pavements/address-management.html

The guidance document on the website includes details of how to apply, and what information we require. 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.

7. 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.

8. Before commencement of the development, and upon completion, you will be required to carry out a dilapidation survey of the highways adjoining the site with the Highway Authority. Any deterioration in the condition of the highway attributable to the construction works will need to be rectified.

To arrange the dilapidation survey, you should contact:

Highway Co-Ordination

Telephone: 0114 273 6677

Email: highways@sheffield.gov.uk

NOTES

The term 'true conditions precedent' is used to mean a condition that expressly requires that development shall not commence until the condition has been complied with, and is central to the consent. Development commencing without complying with these conditions would be unlawful.

Appeals to the Secretary of State

If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State for the Environment under Section 78 of the Town and Country Planning Act, 1990.

<u>Enforcement</u> - If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice. If you want to appeal against your Local Planning Authority's decision on our application, then you must do so within 28 days of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your Local Planning Authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months (12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.

<u>Householder</u> - If this is a decision to refuse planning permission for a householder application, if you want to appeal against your Local Planning Authority's decision then you must do so within 12 weeks of the date of this notice.

<u>Minor Commercial</u> - If this is a decision to refuse planning permission for a minor commercial application, if you want to appeal against your Local Planning Authority's decision then you must do so within 12 weeks of the date of this notice.

<u>All Other Applications</u> - If you want to appeal against your Local Planning Authority's decision then you must do so within 6 months of the date of this notice.

Appeals can be made online at: https://www.gov.uk/planning-inspectorate. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions given under a development order.

Purchase Notices

If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council. This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter 1 of Part VI of the Town and Country Planning Act 1990.

Notes Regarding Access for Fire Service

Notwithstanding this planning permission, attention is drawn to Section 55 of the South Yorkshire act 1980 which requires that any application made under the Building Regulations shall be rejected unless, after consultation with the Fire Authority, they are satisfied that the plans show:-

- (a) that there will be adequate means of access for the fire brigade to the building or, as the case may be, to the building as extended; and
- (b) that the building or, as the case may be, the extension of the building will not render inadequate existing means of access for the fire brigade to a neighbouring building.

Any queries in this respect should be directed to:-South Yorkshire Fire and Rescue, 197 Eyre Street, Sheffield, S1 3FG. Telephone: 0114 2727202

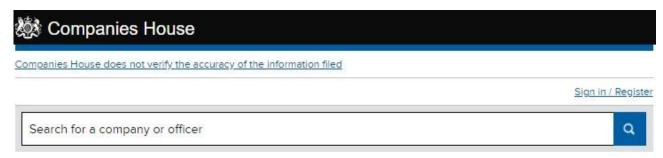
Demolition

Section 80 (2) of the Building Act 1984 requires that any person carrying out demolition work shall notify the local authority of their intention to do so. This applies if any building or structure is to be demolished in part or whole. (There are some exceptions to this including an internal part of an occupied building, a building with a cubic content of not more than 1750 cubic feet or where a greenhouse, conservatory, shed or pre-fabricated garage forms part of a larger building). Where demolition is proposed in City Centre and /or sensitive areas close to busy pedestrian routes, particular attention is drawn to the need to consult with Environmental Protection Services to agree suitable noise (including appropriate working hours) and dust suppression measures.

Form Dem 1 (Notice of Intention to Demolish) is available from Building Standards, Howden House, 1 Union Street, Sheffield, S1 2SH. Tel (0114) 273 4170 email buildingcontrol@sheffield.gov.uk

Environmental Protection Services can be contacted at DEL, Howden House, 1 Union Street, Sheffield, S1 2SH. Tel (0114) 2734651

APPENDIX 26D COMPANIES HOUSE



MAM PROPERTY LTD

Company number NI655671

Follow this company File for this company

Overview Filing history People More

Registered office address

4 Hillcroft, Lurgaboy Lane, Dungannon, Tyrone, BT71 6SJ

Company status

Active

Company type

Private limited Company

Incorporated on

12 September 2018

Accounts

Next accounts made up to 30 September 2020 due by 30 June 2021

Last accounts made up to 30 September 2019

Confirmation statement

Next statement date 11 September 2021 due by 25 September 2021

Last statement dated 11 September 2020

Nature of business (SIC)

68209 - Other letting and operating of own or leased real estate

TOWN AND COUNTRY PLANNING ACT 1990 (as amended) APPEAL BY Hallam Land Management Limited

An Appeal Against the refusal of Outline Planning Permission 17/04673/OUT for up to 85 residential dwellings including open space (Amended Description) at Land at Junction with Carr Road and Hollin Busk Lane, Sheffield S36 1GH

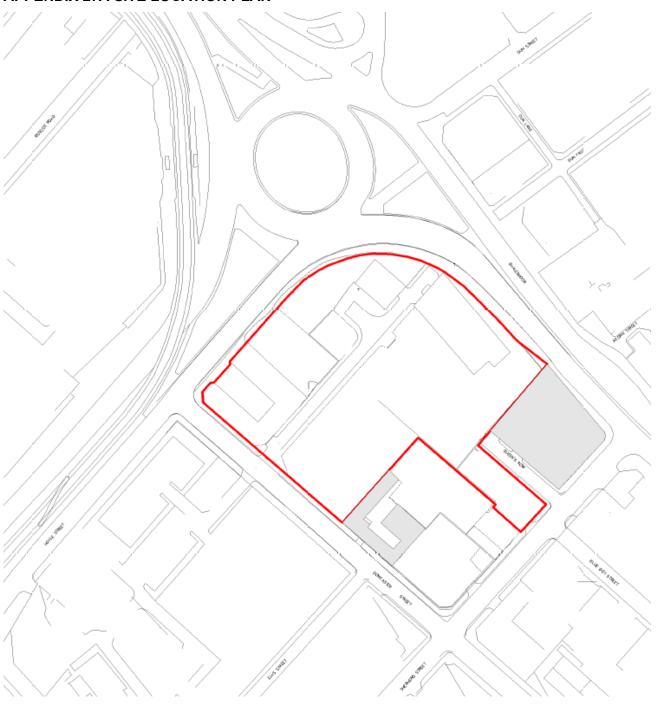
PINS REFERENCE APP/J4423/W/21/3267168 PLANNING APPLICATION REF: 17/04673/OUT

ROLAND BOLTON PROOF OF EVIDENCE: HOUSING AND FIVE YEAR LAND SUPPLY

APPENDIX 27: Land At Doncaster Street, Hoyle Street, Shalesmoor And Matthew Street, Sheffield, S3 7BE

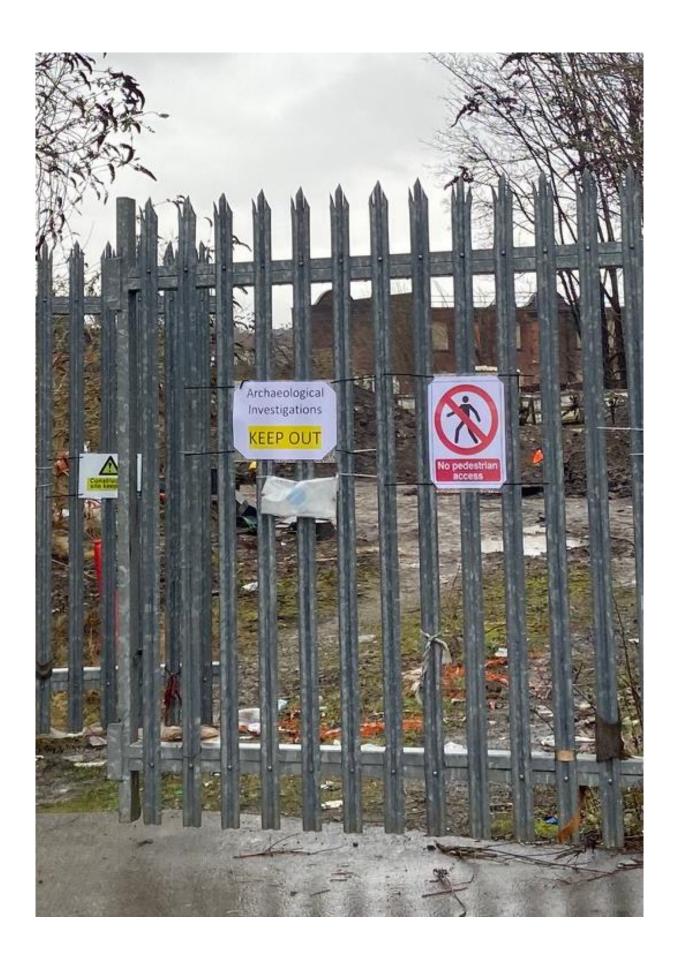
Prepared by
Roland G Bolton BSc (Hons) MRTPI
Prepared by
Strategic Planning Research Unit
DLP Planning Ltd
Sheffield

APPENDIX 27A SITE LOCATION PLAN



APPENDIX 27B SITE VISIT PHOTOS





APPENDIX 27C COMPANIES HOUSE



SCOTFIELD GROUP LIMITED

Company number 02372140

Follow this company File for this company

Overview Filing history People Charges More

Registered office address

3 The Gateway North 3 The Gateway North, Marsh Lane, Leeds, England, LS9 8AX

Company status

Active

Company type

Private limited Company

Incorporated on

14 April 1989

Accounts

Next accounts made up to 31 December 2020 due by 30 September 2021

Last accounts made up to 31 December 2019

Confirmation statement

Next statement date 14 April 2021 due by 28 April 2021

Last statement dated 14 April 2020

Nature of business (SIC)

68100 - Buying and selling of own real estate

APPENDIX 27D DECISION NOTICE 19/00483/FUL

Place Directorate City Growth Department

Planning Services
Howden House • 1 Union Street • Sheffield • S1 2SH sam.clark@sheffield.gov.uk



Officer: Sam Clark Tel: (0114) 27 34180 (Mon - Thurs Only)

Ref: 19/00483/FUL (Formerly PP- 20 February 2020

07450299)

Urbana Town Planning Mr Charles Dunn Steel City House West Street Sheffield S1 2GQ

TOWN AND COUNTRY PLANNING ACT 1990 PLANNING PERMISSION

Proposal: Demolition of buildings and erection of 1x 24 storey block, 1x 7-10 storey

block, 1x 5-8 storey block, 1x 5-7 storey block and 1x 4 storey block comprising 500 apartments, and 2 commercial flexible use units (A1, A2, A3, A4, B1a, D2), ancillary facilities and amenity space, car parking,

landscaping, public realm and infrastructure works

Location: Land At Doncaster Street, Hoyle Street, Shalesmoor And Matthew Street,

Sheffield, S3 7BE

Applicant: Scotfield Ltd

Planning permission is hereby **GRANTED** for the above-mentioned development in accordance with the application deposited with the Council on 12 February 2019 together with the relevant plans, including any amendments now agreed, subject to the following condition(s), in each case followed by the relevant reason:-

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 Plan(s)

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

Drawing nos:

Large print versions of this letter are available by telephoning (0114) 273 4791

```
- 37060-CDA-00-SL-DR-A-0501-J (Published 27th Sept 2019)

    - 37060-CDA-00-RF-DR-A-0502-I (Published 27th Sept 2019)

- 2679-PL-0750 (Published 27th Sept 2019)
- 2679-PL-0751 (Published 27th Sept 2019)
- 2679-PL-0752 (Published 27th Sept 2019)
- 2679-PL-0801 (Published 27th Sept 2019)
- 2679-PL-0802 (Published 27th Sept 2019)
- 37060-CDA-01-GF-DR-A-0600-O (Published 27th Sept 2019)
- 37060-CDA-01-01-DR-A-0601-O (Published 27th Sept 2019)
- 37060-CDA-01-ZZ-DR-A-0602-O (Published 27th Sept 2019)
- 37060-CDA-01-ZZ-DR-A-0603-O (Published 27th Sept 2019)
- 37060-CDA-01-ZZ-DR-A-0604-O (Published 27th Sept 2019)
- 37060-CDA-01-ZZ-DR-A-0700-N (Published 27th Sept 2019)
- 37060-CDA-01-ZZ-DR-A-0701-N (Published 27th Sept 2019)
- 37060-CDA-01-ZZ-DR-A-0702-N (Published 27th Sept 2019)
- 37060-CDA-01-ZZ-DR-A-0703-N (Published 27th Sept 2019)
- 37060-CDA-02-GF-DR-A-0610-O (Published 27th Sept 2019)
- 37060-CDA-02-01-DR-A-0611-N (Published 27th Sept 2019)
- 37060-CDA-02-ZZ-DR-A-0612-N (Published 27th Sept 2019)
- 37060-CDA-02-07-DR-A-0613-N (Published 27th Sept 2019)
- 37060-CDA-02-ZZ-DR-A-0614-N (Published 27th Sept 2019)
- 37060-CDA-02-ZZ-DR-A-0710-K (Published 27th Sept 2019)
- 37060-CDA-02-ZZ-DR-A-0711-J (Published 27th Sept 2019)
- 37060-CDA-02-ZZ-DR-A-0712-K (Published 27th Sept 2019)
- 37060-CDA-02-ZZ-DR-A-0713-K (Published 27th Sept 2019)
- 37060-CDA-03-GF-DR-A-0620-M (Published 27th Sept 2019)
- 37060-CDA-03-01-DR-A-0621-L (Published 27th Sept 2019)
- 37060-CDA-03-ZZ-DR-A-0622-L (Published 27th Sept 2019)
- 37060-CDA-03-ZZ-DR-A-0623-L (Published 27th Sept 2019)
- 37060-CDA-03-ZZ-DR-A-0720-K (Published 27th Sept 2019)
- 37060-CDA-03-ZZ-DR-A-0721-J (Published 27th Sept 2019)
- 37060-CDA-03-ZZ-DR-A-0722-J (Published 27th Sept 2019)
- 37060-CDA-03-ZZ-DR-A-0723-J (Published 27th Sept 2019)
- 37060-CDA-04-GF-DR-A-0630-P (Published 27th Sept 2019)
- 37060-CDA-04-01-DR-A-0631-M (Published 27th Sept 2019)
- 37060-CDA-04-ZZ-DR-A-0632-M (Published 27th Sept 2019)
- 37060-CDA-04-ZZ-DR-A-0633-M (Published 27th Sept 2019)
```

Reason: In order to define the permission.

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

- 37060-CDA-04-07-DR-A-0634-M (Published 27th Sept 2019)
- 37060-CDA-04-ZZ-DR-A-0730-K (Published 27th Sept 2019)
- 37060-CDA-04-ZZ-DR-A-0731-J (Published 27th Sept 2019)
- 37060-CDA-04-ZZ-DR-A-0732-K (Published 27th Sept 2019)

3. Development shall not commence 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 all site activities are planned and managed so as to prevent nuisance and minimise disamenity at nearby sensitive uses, and will document controls and procedures designed 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 environmental or amenity impacts that cannot be adequately controlled at source.

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

4. Intrusive investigations as recommended in the approved Arup Desk Study report ref. ARP-XXXX-RP-G-00001 (16th Nov 2018) 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 construction works commencing. The Report shall be prepared in accordance with Contaminated Land Report CLR11 (Environment Agency 2004).

Reason: In order to ensure that any contamination of the land is properly dealt with and the site is safe for the development to proceed, it is essential that this condition is complied with before the development is commence

5. 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 construction works commencing. 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 and the site is safe for the development to proceed, it is essential that this condition is complied with before the development is commenced.

- 6. No development, including any demolition and groundworks, shall take place until the applicant, or their agent or successor in title, has submitted a Written Scheme of Investigation (WSI) that sets out a strategy for archaeological investigation and this has been approved in writing by the Local Planning Authority. The WSI shall include:
 - The programme and method of site investigation and recording.
 - The requirement to seek preservation in situ of identified features of importance.
 - The programme for post-investigation assessment.
 - The provision to be made for analysis and reporting.
 - The provision to be made for publication and dissemination of the results.
 - The provision to be made for deposition of the archive created.
 - Nomination of a competent person/persons or organisation to undertake the works.

- The timetable for completion of all site investigation and post investigation works.

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

Reason: To ensure that any archaeological remains present, whether buried or part of a standing building, are investigated and a proper understanding of their nature, date, extent and significance gained, before those remains are damaged or destroyed and that knowledge gained is then disseminated. It is essential that this condition is complied with before any other works on site commence given that damage to archaeological remains is irreversible.

7. 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.

8. No development shall commence until details of the site accommodation including an area for delivery/service vehicles to load and unload, for the parking of associated site vehicles and for the storage of materials, has been submitted to and approved in writing by the Local Planning Authority. Thereafter, such areas shall be provided to the satisfaction of the Local Planning Authority and retained for the period of construction or until written consent for the removal of the site compound is obtained from the Local Planning Authority.

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. No development shall commence until full details of the proposed surface water drainage design, including calculations and appropriate model results, have been submitted to and approved by the Local Planning Authority. This shall 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.

10. No development shall commence until detailed proposals for surface water disposal, including calculations to demonstrate a 30% reduction compared to the existing peak flow based on a 1 in 1 year rainfall event have been submitted to and approved in writing by the Local Planning Authority. This will require the existing discharge arrangements, which are to be utilised, to be proven and alternative more favourable discharge routes, according to the hierarchy, to be discounted. Otherwise greenfield rates (QBar) will apply.

An additional allowance shall be included for climate change effects for the lifetime of the development. Storage shall be provided for the minimum 30 year return period storm with the 100 year return period storm plus climate change retained within the site boundary. The development shall thereafter be carried out in accordance with the approved details.

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.

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

11. Before any above ground works commence, or within an alternative timeframe to be agreed in writing by the Local Planning Authority, full details of suitable and sufficient provision of car parking accommodation for people with disabilities and the provision of vehicle charging facilities within the site shall have been submitted to and approved in writing by the Local Planning Authority and the buildings shall not be used unless such car parking and charging facilities has been provided in accordance with the approved plans and, thereafter maintained and retained.

Reason: In the interests of delivering sustainable and accessible facilities, in accordance with Unitary Development Plan for Sheffield Development Framework Core Strategy.

12. Before that part of the development is commenced, full details of the proposed glazed brick, including a sample, shall have been submitted to and approved in writing by the Local Planning Authority and thereafter the development shall be carried out in accordance with the approved details.

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

13. Prior to the commencement of Blocks A and D, full details of the following proposed wind mitigation measures, as set out in the Pedestrian Level Wind Microclimate Assessment, Final Report, Rev B, dated August 29th 2019, shall have been submitted to and approved in writing by the Local Planning Authority

and the development shall be carried out in accordance with the approved details and thereafter retained:-

- -Soffit baffles along the passageway between Blocks A and D
- -Proposed wind mitigation measures to any main entrances proposed in the elevations of Blocks A and D, facing onto the passageway between the blocks.

Reason: In the interests of the visual amenities of the locality and to ensure a safe and satisfactory environment for all users.

- 14. A comprehensive and detailed hard and soft landscape scheme for the site, including all terraced areas, which shall include the following details, shall be submitted to and approved in writing by the Local Planning Authority before any above ground works commence, or within an alternative timeframe to be agreed in writing by the Local Planning Authority:
 - Details of topsoil specification and depths.
 - An accurate planting schedule and planting plan at 1:200 or 1:100 scale.
 - A comprehensive list of species and stock specification.
 - Details of planting densities and spacings.
 - Individual location of specimen trees and shrubs.
 - Maintenance schedule to ensure the successful establishment of the scheme.
 - Hard landscaping details, proposed levels, surfacing materials, walls, fencing and street furniture.
 - Details of green roofs, sustainable drainage systems and biodiversity measures.

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

15. The approved landscape works shall be implemented prior to the development being brought into use or within an alternative timescale to be first approved in writing 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 it is essential for these works to have been carried out before the use commences.

16. Prior to the construction of the passageway between Block A and Block D and prior to the construction of Block C, full details of the proposed public art, as set out in the Access and Design Statement, February 2019, prepared by Coda Architecture, shall have been submitted to and approved in writing by the Local Planning Authority and the public art shall be implemented in accordance with the approved details and thereafter be retained.

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

17. The buildings shall not be used unless details have been submitted to and approved in writing by the Local Planning Authority, showing how surface water will be prevented from spilling onto the public highway. Once agreed, the

measures shall be put into place prior to the use of the buildings commencing, and shall thereafter be retained.

Reason: In the interests of highway safety and the amenities of the locality it is essential for these works to have been carried out before the use commences.

18. The development shall not be used unless all redundant accesses have been permanently stopped up and reinstated to kerb and footway, and any associated changes to adjacent waiting restrictions that are considered necessary by the Local Highway Authority including any Traffic Regulation Orders are implemented. The means of vehicular access shall be restricted solely to those access points indicated in the approved plans.

Reason: In the interests of highway safety and the amenities of the locality it is essential for these works to have been carried out before the use commences.

19. No above ground works shall commence until details have been submitted to and approved in writing by the Local Planning Authority of arrangements which have been entered into which will secure the reconstruction of the footways adjoining the site, in accordance with the Sheffield Urban Design Compendium, before the development is brought into use. The detailed materials specification shall have first been approved in writing by the Local Planning Authority.

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

- 20. Before any above ground works commence, or within 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 the Core Strategy.

21. Before any above ground works commence, 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 buildings 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 Development Framework Core Strategy.

22. 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 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.

23. 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 Controlled 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 it is essential for this scheme to be in place before the use commences.

24. 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 for the tower, other concrete brick faced buildings and the red brick. The sample panel shall be approved in writing by the Local Planning Authority before any masonry works commences and shall be retained for verification purposes until the completion of such works.

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

- 25. Large scale details, including materials and finishes, at a minimum of 1:20 scale of the items listed below shall be approved in writing by the Local Planning Authority before that part of the development commences:
 - a) Window and door openings
 - b) Frontages to commercial units
 - c) Ventilation to car parking
 - d) Balconies (including balustrades and soffits where applicable)
 - e) Recessed/Feature masonry panels
 - f) Panels of decorative brickwork
 - a) Curtain walling
 - h) Boundary detail to terrace (block C)
 - i) Parapets to blocks
 - i) Parapets to terraces
 - k) External steps

- I) Storm porches (block D)
- m) Soffit to passageway (if this does not form part of the public art)

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

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

- 26. Large scale details, including materials and finishes, at a minimum of 1:20 scale of the items listed below shall be approved in writing by the Local Planning Authority before that part of the development commences:
 - Junction of new build and the existing buildings, which includes Don Cultery Works and the Nichols Building

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

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

27. 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.

28. 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 development 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 Sheffield City Council 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.

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

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

30. Before the commercial use(s) hereby permitted commences, a scheme of sound attenuation works shall have been installed and thereafter retained. Such a scheme of works shall:

a)Be based on the findings of the Arup Acoustic Planning Report Ref AAc259936/RO1 dated 16 November 2018 and further noise survey work. b)Be capable of restricting noise breakout from the commercial use(s) to the street to levels not exceeding the prevailing ambient noise level when measured: (i)as a 15 minute LAeq, and:

(ii)at any one third octave band centre frequency as a 15 minute LZeq.

c)Be capable of restricting noise breakout and transmission from the commercial use(s) and any associated plant or equipment, to all adjoining residential accommodation to levels complying with the following:

(i)Bedrooms: Noise Rating Curve NR25(*) (2300 to 0700 hours);

(ii)Living Rooms & Bedrooms: Noise Rating Curve NR30 (0700 to 2300 hours);

(iii)Other Habitable Rooms: Noise Rating Curve NR35 (0700 to 2300 hours);

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

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

[Noise Rating Curves should be measured as a 15 minute LZeq at octave band centre frequencies 31.5 Hz to 8 kHz.]

Reason: In the interests of the amenities of the locality and of the residential occupiers of the building it is essential for these works to have been carried out before the use commences.

31. Before the use of the development is commenced, Validation Testing of the sound insulation and/or attenuation works shall have been carried out and the results submitted to and approved by the Local Planning Authority. Such Validation Testing shall:

a)Be carried out in accordance with an approved method statement.

b)Demonstrate that the specified noise levels have been achieved. In the event that the specified noise levels have not been achieved then, notwithstanding the sound insulation and/or attenuation works thus far approved, a further scheme of 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 it is essential for these works to have been carried out before the use commences.

32. The office accommodation shall not be brought into use unless a scheme of sound insulation works has been implemented and is thereafter retained. Such works shall:

a)Be based on the findings of an approved noise survey...

b)Be capable of achieving the following noise level:

Noise Rating Curve NR 40.

c)Where the above noise criteria cannot be achieved with windows partially open, include a system of alternative acoustically treated ventilations.

[Noise Rating Curves should be measured as an LZeq at octave band centre frequencies 31.5 Hz to 8 kHz.]

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

33. The residential accommodation hereby permitted shall not be occupied unless a scheme of sound insulation works has been installed and thereafter retained. Such scheme of works shall:

a)Be based on the findings of an approved noise survey..

b)Be capable of achieving the following noise levels:

Bedrooms: LAeq (8 hour) - 30dB (2300 to 0700 hours);

Living Rooms & Bedrooms: LAeq (16 hour) - 35dB (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.

34. Prior to construction work commencing, a detailed Employment and Training Strategy, which is designed to maximise local opportunities for employment from the construction phase of development through to completion, shall have been submitted to and approved 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.

- 35. Prior to occupation of any part of the development a 'lighting design strategy for biodiversity' for the vegetation corridors and near bat boxes shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall:

 (a) Identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites, and resting places or along important routes used to access key areas of territory for example foraging; and
 - (b) Show how and where external lighting will be installed (through the provision of an appropriate contour plan and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or have access to their breeding sites and resting places.

Thereafter the lighting design strategy shall be implemented in accordance with the approved details.

Reason: In the interests of biodiversity

36. Before any above ground works commence, or within an alternative timeframe to be agreed in writing by the Local Planning Authority, details of the proposed surfacing, layout and marking out of the car parking accommodation shall have been submitted to an approved in writing by the Local Planning Authority. The

buildings shall not be used unless the car parking accommodation has been provided in accordance with the approved plans and thereafter such car parking accommodation shall be retained for the sole use of the occupiers of the development hereby approved.

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

37. Prior to above ground works commencing, full details of the provision of at least 5 bird and bat boxes, shall have been submitted to and approved in writing by the Local Planning Authority and such bird and bat boxes shall be provided in accordance with the approved details and thereafter retained.

Reason: In the interests of encouraging and increasing biodiversity within the site.

Other Compliance Conditions

38. The development shall be carried out in accordance with the details submitted in The Flood Risk and Drainage Statement, dated 6 November 2018, whereby foul water shall drain to the public combined sewer and surface water shall discharge to the public sewer, at a rate that does not exceed 5.11 litres a second.

Reason: In the interest of satisfactory and sustainable drainage.

39. Movement, sorting or removal of waste materials, recyclables or their containers in the open air shall be carried out only between the hours of 0700 to 2300 Mondays to Saturdays and between the hours of 0900 to 2300 on Sundays and Public Holidays.

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

40. No amplified sound or live music shall be played within the commercial use(s) hereby permitted at above background levels, nor shall loudspeakers be fixed externally nor directed to broadcast sound outside the building at any time. The specification, location and mountings of any loudspeakers affixed internally to the building shall be subject to written approval by the Local Planning Authority prior to installation.

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

- 41. Prior to the installation of any commercial kitchen fume extraction system full details, including a scheme of works to protect the occupiers of adjacent dwellings from odour and noise, shall first have been submitted to and approved in writing by the Local Planning Authority. These details shall include:
 - a) Drawings showing the location of the external flue ducting and termination, which should include a low resistance cowl.
 - b) Acoustic emissions data for the system.
 - c) Details of any filters or other odour abatement equipment.

- d) Details of the systems required cleaning and maintenance schedule.
- e) Details of a scheme of works to prevent the transmission of structure borne noise or vibration to other sensitive portions of the building. The approved equipment shall then be installed, operated, retained and maintained in accordance with the approved details.

Reason: In the interests of the amenities of the locality and occupiers of adjacent properties.

- 42. The brick reveal depths for openings/windows for the various parts of the development shall be as set out below:-
 - 75mm on floors 2 to 7 inclusive
 - 187.5mm on all elements comprising double height frames; ground and 1st floors, floors 8 through to 9 187.5mm for all ground floor openings/windows

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

- 43. The commercial units hereby approved are authorised to be used for the following Use Classes, as set out in the Town and Country Planning Use Classes Order 1987 (as amended) and no other use is permitted without the prior consent of the Local Planning Authority:-
 - Use Class A1
 - Use Class A2
 - Use Class A3
 - Use Class A4
 - Use Class B1a
 - Use Class D2 gymnasium only

Reason: In order to define the permission and in the interests of the amenity of existing and future residents.

44. No customer shall be permitted to be on the premises outside the following times: 0700 to 2300 on any day

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

45. 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.

46. No removal of vegetation shall take place between the 1st March and 31st August inclusive, unless a suitably qualified ecologist has undertaken a careful detailed check of vegetation for active birds' nests immediately before any vegetation is cleared and provide written confirmation to the Local Planning Authority that no birds will be harmed and/or there are appropriate measures in place to protect nesting bird interest on site.

Reason: In the interests of protecting the local habitats.

- 47. The buildings shall be faced in the following bricks, the locations of which are shown on the approved plans:
 - Grey Concrete Marble Grey, Edenhall
 - Buff Concrete Killin Buff Multi, Edenhall
 - White Concrete Quartz White, Edenhall
 - Red Ibstock Priory Multi Red

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

48. The existing cycle route extending from Shalesmoor, along Matthew Street, through to Doncaster Street and the pedestrian route from Hoyle street through to Queens row shall be retained.

Reason: In the interests of providing active travel options.

49. Notwithstanding the detail shown on the approved drawing, the total sales area within the approved flexible use commercial units shall not exceed 280 square metres where Class A1 uses are implemented.

Reason: In order to protect the vitality and viability of the city centre and the Upperthorpe Shopping Centre, in accordance with the National Planning Policy Framework (NPPF).

50. Commercial deliveries to and collections from the building shall be carried out only between the hours of 0700 to 2300 on Mondays to Saturdays and between the hours of 0900 to 2300 on Sundays and Public Holidays.

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

Please Note: There may not be conditions under each heading.

Date of Decision made by the Council's Planning & Highways Committee

20 February 2020

Planning Service Sheffield City Council

Attention is drawn to the following directive(s):

- 1. Where conditions require details to be submitted, an Application for Approval of Details Reserved by Condition is required (unless the condition gives the option of implementing the details already submitted). The Local Planning Authority is expected to determine these applications within 8 weeks of being validated, so it is essential to include all the information required. Apply online at www.planningportal.gov.uk. There are fees, which are also set by the Government.
- 2. The applicant should be aware that a legal agreement has been completed in respect of this proposal.
- 3. 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.
- 4. For larger commercial kitchens or cooking types where odour and noise risk is higher, reference should be made to the updated guidance document; 'Control of odour and noise from commercial kitchen exhaust systems' (EMAQ; 05/09/2018). Appendix 2 of the document provides guidance on the information required to support a planning application for a commercial kitchen.
- 5. Plant and equipment shall be designed to ensure that the total LAr plant noise rating level (i.e. total plant noise LAeq plus any character correction for tonality, impulsive noise, etc.) does not exceed the LA90 background sound level at any time when measured at positions on the site boundary adjacent to any noise sensitive use.
- 6. The applicant should install any external lighting to the site to meet the guidance provided by the Institution of Lighting Professionals in their document GN01: 2011 "Guidance Notes for the Reduction of Obtrusive Light". This is to prevent lighting causing disamenity to neighbours. The Guidance Notes are available for free download from the 'resource' pages of the Institute of Lighting Professionals' website.
- 7. The required CEMP should cover all phases of demolition, site clearance, groundworks and above ground level construction. The content of the CEMP should include, as a minimum:

Reference to permitted standard hours of working;

- 0730 to 1800 Monday to Friday
- 0800 to 1300 Saturday
- No working on Sundays or Public Holidays

Prior consultation procedure (EPS & LPA) for extraordinary working hours arrangements.

A communications strategy for principal sensitive parties close to the site. Management and control proposals, including delegation of responsibilities for monitoring and response to issues identified/notified, for:

- Noise including welfare provisions and associated generators, in addition to construction/demolition activities.
- Vibration.

- Dust - including wheel-washing/highway sweeping; details of water supply arrangements.

A consideration of site-suitable piling techniques in terms of off-site impacts, where appropriate.

A noise impact assessment - this should identify principal phases of the site preparation and construction works, and propose suitable mitigation measures in relation to noisy processes and/or equipment. Details of site access & egress for construction traffic and deliveries. A consideration of potential lighting impacts for any overnight security lighting. Further advice in relation to CEMP requirements can be obtained from SCC Environmental Protection Service; Commercial Team, Fifth Floor (North), Howden House, 1 Union Street, Sheffield, S1 2SH: Tel. (0114) 2734651, or by email at

eps.admin@sheffield.gov.uk.

8. 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 formal permission under the Highways Act 1980 in the form of an S278 Agreement. Highway Authority and Inspection fees will be payable and a Bond of Surety required as part of the S278 Agreement.

You should contact the S278 Officer for details of how to progress the S278 Agreement:

Mr J Burdett **Highways Development Management** Highways Maintenance Division Howden House, 1 Union Street Sheffield S1 2SH

Tel: (0114) 273 6349

Email: james.burdett@sheffield.gov.uk

9. 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 on the Council website here:

https://www.sheffield.gov.uk/content/sheffield/home/roads-pavements/addressmanagement.html

The guidance document on the website includes details of how to apply, and what information we require. 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.

10. 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:-

Highway Co-Ordination Sheffield City Council Town Hall Sheffield S1 2HH

Telephone: 0114 273 6677

Email: highways@sheffield.gov.uk

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.

Where the notice is required as part of S278 or S38 works, the notice will be submitted by Highways Development Management.

- 11. Compliance needs to be to a minimum with Landscape Standards:
 - -Preparation of the planting areas, including de-compaction and drainage, should be at least to the standards set out in BS 4428 (1989). Code of Practice for General Landscape Operations (excluding hard surfaces).
 - -Where appropriate all plant material will be expected to comply with and be planted in accordance with the requirements of BS 3936 Specification for Nursery Stock, BS 5236 Cultivation and Planting of Trees in the Advanced Nursery Stock Category, BS 4043 (1989) Recommendation for Transplanting Rootballed Trees and BS 4428 (1989) Code of Practice for General Landscape Operations (excluding hard surfaces).
 - -Planting positions for new trees will be expected to take account of the requirements of Table 3 of BS5837: 2012. Trees in Relation to Construction.
 - -A detailed maintenance schedule will be required in accordance with the requirements of BS 4428 (1989) Code of Practice for General Landscape Operations (excluding hard surfaces).
- 12. Northern Powergrid has confirmed that there is known Northern Powergrid apparatus in the area, the location of which is shown on the scanned application file.

Attention is drawn to the following informative :

Sheffield City Council is a Community Infrastructure Levy (CIL) Charging Authority. Therefore, your development may be CIL liable if it falls within the categories on our CIL Charging Schedule which can be found at http://www.sheffield.gov.uk/cil. (Householder

extensions under 100 square metres are not CIL liable). If your development is CIL liable a liability notice will be sent to you shortly informing you of the CIL charge payable and the next steps in the process.

Please note: You must not start work until you have submitted and had acknowledged a CIL Form 6: Commencement Notice. Failure to do this will result in surcharges and penalties.

NOTES

The term 'true conditions precedent' is used to mean a condition that expressly requires that development shall not commence until the condition has been complied with, and is central to the consent. Development commencing without complying with these conditions would be unlawful.

Appeals to the Secretary of State

If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State for the Environment under Section 78 of the Town and Country Planning Act, 1990.

<u>Enforcement</u> - If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice. If you want to appeal against your Local Planning Authority's decision on our application, then you must do so within 28 days of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your Local Planning Authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months (12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.

<u>Householder</u> - If this is a decision to refuse planning permission for a householder application, if you want to appeal against your Local Planning Authority's decision then you must do so within 12 weeks of the date of this notice.

<u>Minor Commercial</u> - If this is a decision to refuse planning permission for a minor commercial application, if you want to appeal against your Local Planning Authority's decision then you must do so within 12 weeks of the date of this notice.

<u>All Other Applications</u> - If you want to appeal against your Local Planning Authority's decision then you must do so within 6 months of the date of this notice.

Appeals can be made online at: https://www.gov.uk/planning-inspectorate. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions given under a development order.

Purchase Notices

If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council. This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter 1 of Part VI of the Town and Country Planning Act 1990.

Notes Regarding Access for Fire Service

Notwithstanding this planning permission, attention is drawn to Section 55 of the South Yorkshire act 1980 which requires that any application made under the Building Regulations shall be rejected unless, after consultation with the Fire Authority, they are satisfied that the plans show:-

- (a) that there will be adequate means of access for the fire brigade to the building or, as the case may be, to the building as extended; and
- (b) that the building or, as the case may be, the extension of the building will not render inadequate existing means of access for the fire brigade to a neighbouring building.

Any queries in this respect should be directed to:-South Yorkshire Fire and Rescue, 197 Eyre Street, Sheffield, S1 3FG. Telephone: 0114 2727202

Demolition

Section 80 (2) of the Building Act 1984 requires that any person carrying out demolition work shall notify the local authority of their intention to do so. This applies if any building or structure is to be demolished in part or whole. (There are some exceptions to this including an internal part of an occupied building, a building with a cubic content of not more than 1750 cubic feet or where a greenhouse, conservatory, shed or pre-fabricated garage forms part of a larger building). Where demolition is proposed in City Centre and /or sensitive areas close to busy pedestrian routes, particular attention is drawn to the need to consult with Environmental Protection Services to agree suitable noise (including appropriate working hours) and dust suppression measures.

Form Dem 1 (Notice of Intention to Demolish) is available from Building Standards, Howden House, 1 Union Street, Sheffield, S1 2SH. Tel (0114) 273 4170 email buildingcontrol@sheffield.gov.uk

Environmental Protection Services can be contacted at DEL, Howden House, 1 Union Street, Sheffield, S1 2SH. Tel (0114) 2734651

APPENDIX 27E DESIGN AND ACCESS STATEMENT 19/00483/FUL



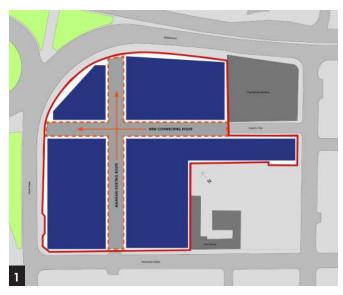


MASTER PLAN EVOLUTION



- 1. The master plan for the site began with the reinforcement of the historic routes and street layout. Analysing historical maps determined that Matthew Street and Queen's Row are both part of the original road layout of the former St. Philip's Ward. The master plan establishes these two streets as the main axis through the area.
- 2. The linear spaces created by the two public routes provide potential boundaries for new buildings on the site. Considering the locations of these blocks it can be established where the main mass of buildings is to be situated and consequently where to form strong urban edges along main routes and public spaces.
- **3.** After the locations and shapes of buildings has been established the public spaces and lower terraces can be identified. The public spaces centre around the intersection of the two routes creating an open central space between the larger blocks.
- 4. The scale of the individual blocks is established by examination of the immediate context; lower and heritage buildings to the south and east and the junction of the inner ring road and Penistone road to the north and west. The scheme steps upwards in height towards the ring road, where there is potential for a significant focal point, creating a strong edge to the highway and a feature building for the junction.

Sections of the Shalesmoor frontage are recessed and extruded to provide interest and break up the large mass of the buildings.







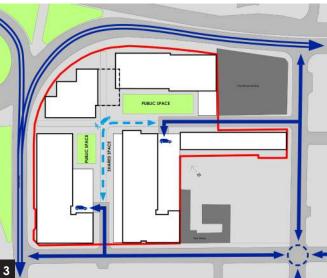


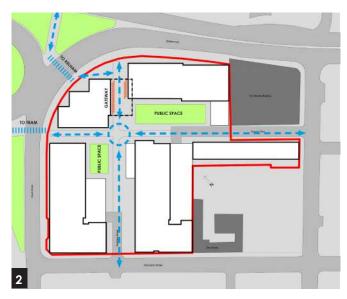
MASTER PLAN EVOLUTION

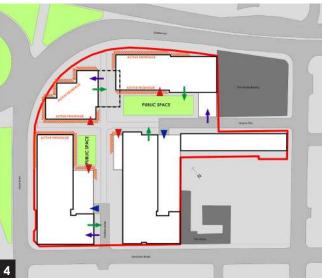


- 1. Several areas are identified as focal points where their position in the scheme creates a defined or commonly observed feature. The taller block facing the roundabout can be seen down Penistone road and from several other vantage points around the city. The most westerly corner of the scheme also sits on a primary route and is highly visible when descending down Netherthorpe Road. Thirdly the main corner within the public space will be prominent when entering the site from the north and when using the public spaces.
- 2. The pedestrian routes through the scheme are intended to connect with the surrounding streets and provide easy access to the nearby crossings towards the Shalesmoor tram stop and Kelham Island. These routes meet in a central 'node' that is bordered by the public spaces.
- 3. The vehicular access to the scheme is via Doncaster and Shepherd Streets, the amount of space dedicated to vehicles is kept as minimal as possible. Access is provided into the parking areas but the central routes and spaces within the scheme are to be kept as largely pedestrian. A vehicular route is provided through the scheme in the form of shared space, this however is only for use by emergency services and refuse vehicles, not for private vehicles.
- 4. Essential services such as refuse stores and substations are identified and placed in highly accessible locations. Pedestrian and vehicle entrances are located at key entry points to the site and are kept as separate as possible to allow 'pedestrian only' spaces to remain uninterrupted. The areas of building where active frontage is deemed as beneficial are identified around the public spaces and along main roads.





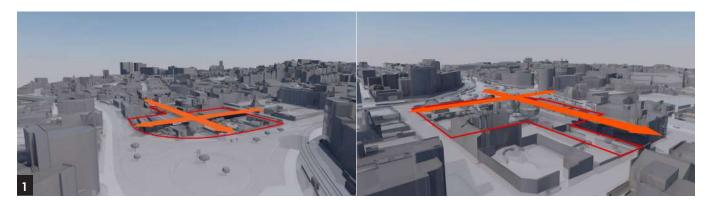


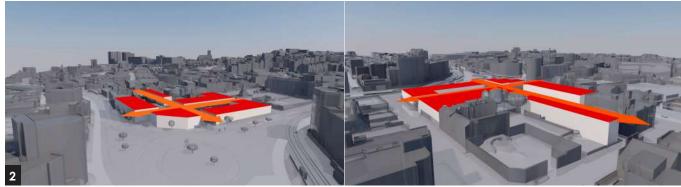


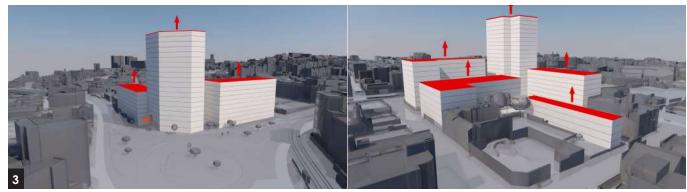
MASSING DEVELOPMENT



- 1. The two main axes of Matthew Street and Queen's Row are imposed over the site, establishing new connections based on a historical layout.
- 2. The basic shapes and boundaries of buildings are identified by the routes through the site and extruded to identify where the solid elements and open spaces within the scheme are to be located.
- 3. The blocks are each extruded to the heights deemed appropriate for their location. The tallest block faces the Shalesmoor Roundabout as a feature building, the blocks bordering the ring road are secondary in height to provide a strong edge to the highway. The buildings each step down in height towards the lower heritage buildings at the back of the site to provide an appropriate transition to the context.



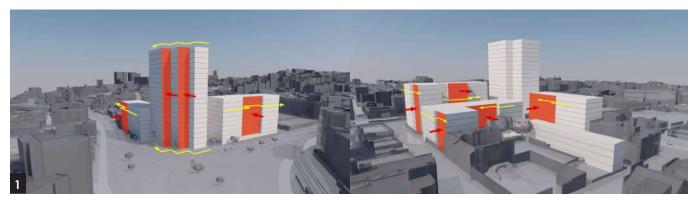


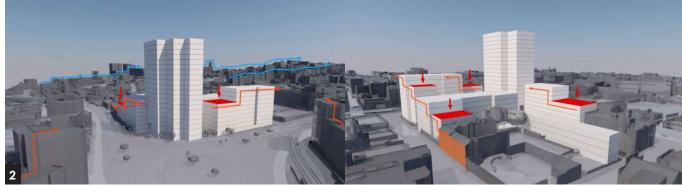


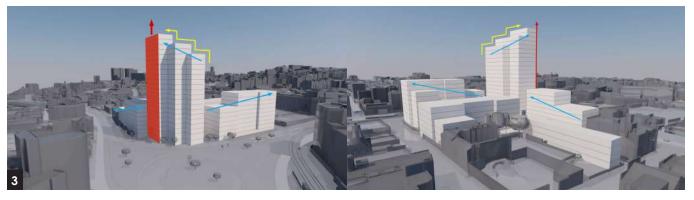
MASSING DEVELOPMENT



- 1. Selected sections of the blocks are recessed and extruded in order to break up the large massing of the buildings and create the illusion of several elements forming one building as opposed to monolithic slabs without definition.
- 2. Specific sections of each building are stepped down in order for them to integrate with the surrounding context in a more gentle increment. This also allows the blocks to step up towards the ring road and up from the roundabout in the direction of Netherthorpe Road which follows the topography of the city, with lower buildings in the valleys and taller buildings as the hills rise.
- 3. Due to the tower being a feature building in a gateway location it is given a 'stepped' profile to provide a distinctive silhouette. It is stepped in the opposite direction to the other buildings and the topography to provide a juxtaposition to the massing strategy for the rest of the scheme. This allows the most prominent side of the building to sit along the edge of the ring road where it can be seen from further afield. The tower acts as a landmark into the city from far down Penistone Road up to the roundabout, reinforcing the common typology in Sheffield to create gateway buildings on significant junctions and nodes in the urban fabric.







DESIGN EVOLUTION



APRIL 2016





The first iteration of the scheme comprised of 5 individual blocks of varying uses. Blocks A,B,C and D consisting of student accommodation in both studio and cluster form with facilities and retail units at ground level. Block E consisted of a single row of townhouses with garages. The scheme also housed an extensive basement parking across the entirety of the site.



The aesthetic approach to the scheme was to create the appearance of several different elements within each block to break up the mass of the scheme. The material palette was designed to be restrained and only feature a few different materials to maintain cohesion between the buildings and reduce the possibility of fussy or faddish facades. Each building uses the materials in a slightly different way, this allows each block to have some individuality but maintain coherent as a collection.

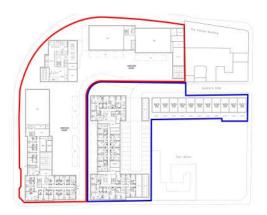
The focal point of the scheme is the tower which has been topped with a brass/ champagne colour cladding to create a distinctive crown that can catch the light. This works as a contrast to the other materials, brick and reconstituted stone that are the predominant façade finishes.

The proposal also features two large openings in blocks B and D which allow the pedestrian routes to pass beneath the upper accommodation floors and connect to the public highway.

DESIGN EVOLUTION



AUGUST 2016





The scheme was revised with the changing of block C into a private residential building, meaning that the back of the scheme consisted of apartments and townhouses while the main frontage facing the ring road remained student accommodation and leisure use.



The facades of each building were redesigned to create a more solid and refined design, providing greater contrast in materials between individual sections. Prominent elements such as the tower were given a more defined stone frame which wrapped around the main brick façade. The tower was also given more glazing facing the most prominent views, reducing large expanses of stone and creating a more elegant and defined façade.

The internal layouts of each block were modified to provide better accommodation, larger living spaces and more useable public space. The large underground parking level was removed from this version due to it being deemed unnecessary for a largely student scheme and the high financial cost of excavation also outweighed the benefits of underground parking.

PRE-APPLICATION





The proposal was submitted for Pre-Application in July 2016 after an extensive design period. The resulting conversation with the local planning authority identified specific areas in which the proposal could be refined and developed.

Several of the comments received demonstrated a concern for the massing of the lower blocks, stating that a less monolithic form would be preferable as not to create a slab-like appearance on the skyline and be detrimental to the neighbouring heritage buildings. It was suggested that the blocks step down more significantly to Don Works and the Nichols building as not to be overbearing to these assets. It was also agreed that the brick on the adjoining blocks would be more respectful if using a red brick and incorporating further architectural detail.

Due to the close proximity of the Cementation Furnace along Doncaster Street the façade of Block C that faces the furnace requires more articulation to break up the solid mass of the building and make it more varied.

Further comments discussed the need to create more material variation within the façade and in particular material changes to define the tower from the other buildings. The proximity of the other blocks which adjoin the tower reduce its impact and definition from several key views. It is therefore determined that the tower should be of a more unique and distinctive architecture than the other subservient blocks, creating a feature architecture for the Shalesmoor roundabout.

The treatment of ground level is urged to be as active as possible, creating distinctive frontages and availability for public use where possible. It is important to allow for the scheme to be as outward facing as possible and not to present a closed frontage to the main streetscape.

PRE-APPLICATION VISUALS







MASSING EVOLUTION



During the Pre-Application process the massing and overall form of the scheme was agreed upon based on the original student version. As the proposal developed and became a PRS residential scheme the plans adapted accordingly, whilst trying to maintain the established shape of the individual blocks some of the proportions changed to suit. The most significant example of this is in Block A where the floor plans have been enlarged to provide a more efficient footprint:

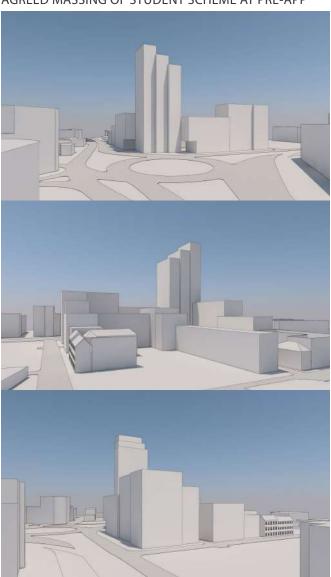


BLOCK A - STUDENT PLAN

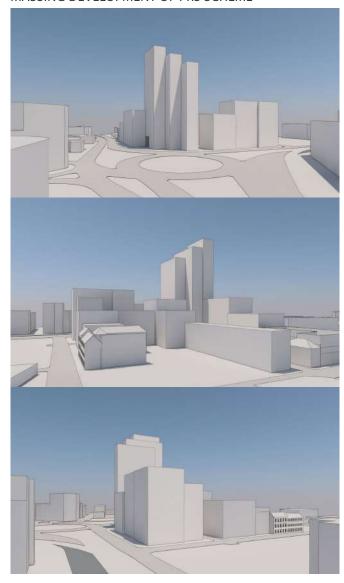


BLOCK A - RESIDENTIAL PLAN

AGREED MASSING OF STUDENT SCHEME AT PRE-APP



MASSING DEVELOPMENT OF PRS SCHEME



DESIGN EVOLUTION



APRIL 2018





The scheme continued further development with its most significant change, going forward as an entirely residential scheme. Designed as a Private Rental Sector (PRS) scheme the plans for each building were redesigned, most blocks kept the same external form as the previous design however the Block A required considerable alterations. The change from student studios to private apartments required larger units and significant infrastructure changes, the tower therefore became wider and the building's staggered form increased in depth.



The increased width of the tower also caused it to sit across the public route along Matthew Street, the idea of adding a large 'cut' in the building to pass through was introduced. This opening would also act as a gateway to the site from Kelham Island and contain some public art.

The redesign also allowed for Block B to be pulled back away from the tower to provide a better route between the buildings. Due to the increase in residential units the demand for parking increased, however basement parking was deemed

financially unviable so sections of the ground levels of Blocks B and C were given over to secure parking. The ground floor uses that were previously allocated to student amenity space have now become commercial/retail units and ancillary space for the residences.

During the pre-application process it was noted that the blocks adjoining each neighbouring heritage building should introduce a sympathetic brick colour to provide a more respectful transition between old and new buildings.

DESIGN EVOLUTION



AUGUST 2018





During the latter stages of development parts of each façade were amended and simplified for ease of construction. The composite stone frame has been replaced with a similar coloured brick to maintain the distinctive grid pattern whilst reducing the weight and cost of the previous system. The brick system used includes a glazed brick infill from the 19th storey upwards to maintain the hierarchy of the façade and definition of a 'crown'.



Other buildings such as Block B have also been rationalised by reducing some of the deeper recesses but maintaining the appearance of separate elements with the material changes and smaller recesses within the façade. The inward facing facades of Blocks B, C and D have had their projecting balconies removed and have been replaced with Juliette balconies.

Official plans for the public spaces and landscaping have been created by reform Landscape Architecture. Artist Richard Perry has been brought on board to produce designs for public interventions including the embellishment of the 'cut' undercroft below the tower.

SITE PLAN



The proposed scheme is comprised of 5 blocks around two public spaces, accessed from Matthew Street and Queens Row. Blocks A, B and D form the outer edge of the scheme fronting the Ring Road and Shalesmoor roundabout. These blocks form a strong urban edge to the junction, Block A is the tallest building on site at 21 floors forming a focal point and local landmark. Blocks C and E sit on the interior corner of the scheme, fronting the public spaces and stepping down towards the adjacent heritage buildings.

The public spaces form the heart of the scheme, connecting the pedestrian routes together and providing places for the commercial and retail units to spill out onto. The spaces provide green and relaxing environments for residents and the public to use, shared space has been introduced to allow Matthew Street and Queens Row to join for service vehicles to use.

The entrances to each block are accessed from the public space, this animates the spaces and forms a greater sense of community as residents can interact more with each other. The spaces will also be safer as continual usage and onlooking from buildings though both day and night increases natural surveillance within the scheme

The ground level of all blocks except E house the lobbies, mail rooms, cycle stores, refuse stores and other ancillary spaces for the apartments above. Most of the buildings also feature some commercial/retail space facing the public space and ring road that allow for a mix of uses at ground level. Blocks B and C also include secure parking spaces for residents.



Ground floor site plan

FIRST FLOOR



Blocks B, C and D are all residential from the first floor upwards, Block A features double height spaces above its lobbies at first floor, the remaining space is used for ancillary and plant purposes, the building is then residential from the second floor up. Block E is comprised solely of 10 townhouses each with garage parking space and roof terrace.

Blocks B and C each feature a private amenity space which sit on the roof of the ground floor podium levels. These spaces are landscaped to create functional and comfortable areas for residents only.

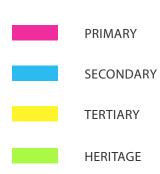


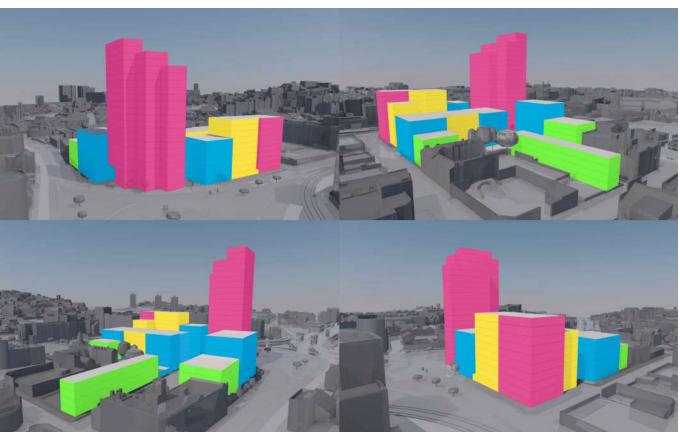
First floor site plan

FACADE ZONES



The facades of the scheme have been broken down into 4 distinct types. Primary, the most distinctive façade style which covers the main focal points in the scheme. Secondary, which has a reduced material palette and covers the areas which are still prominent but not central. Tertiary, which is the most restrained façade type and is featured on the more recessed and subservient faces of the blocks. Finally the heritage sections which are designed to be more sympathetic to the adjacent heritage buildings, featuring a redder brick and additional detailing.













PROPORTION & HEIRARCHY

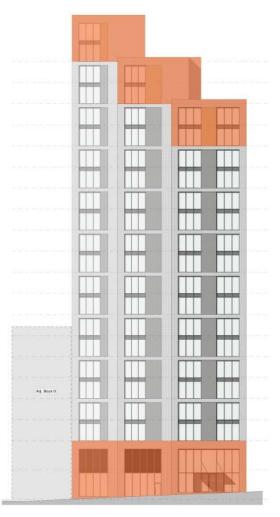


During the architectural development of the proposal the significance of proportion and hierarchy was established at an early stage. Traditional forms of architecture used a sequence in façade design; an established order that consisted of a solid base, an ordered mid-section and embellished crown. This sequence has been continued and adapted through the history of architecture to the present day.

The design of the proposed scheme uses a series of double-height windows, bays and details to provide a base and crown to the simple forms of the blocks. The buildings remain simple and ordered but are given character and definition by the addition of these details.











BLOCK B



BLOCK D



BLOCK E

FACADE



The facades of each individual block have been designed to establish a rhythm and a hierarchy between each section and contribute to the appearance of the scheme as a whole. The focal points of the proposal have been identified as the two taller sections along Hoyle Street; these sections require a more distinctive aesthetic. An external grid across the façade has been introduced here providing a graphic style to the buildings, creating a continuous rhythm and accentuating their verticality.

The remaining blocks have each been given a rhythm that are individual to that block but consistent within the scheme, maintaining proportions and the overall architectural approach.



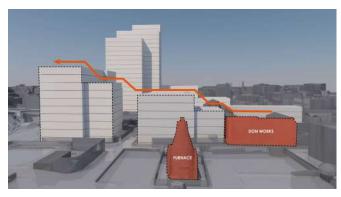


HERITAGE RESPONSE

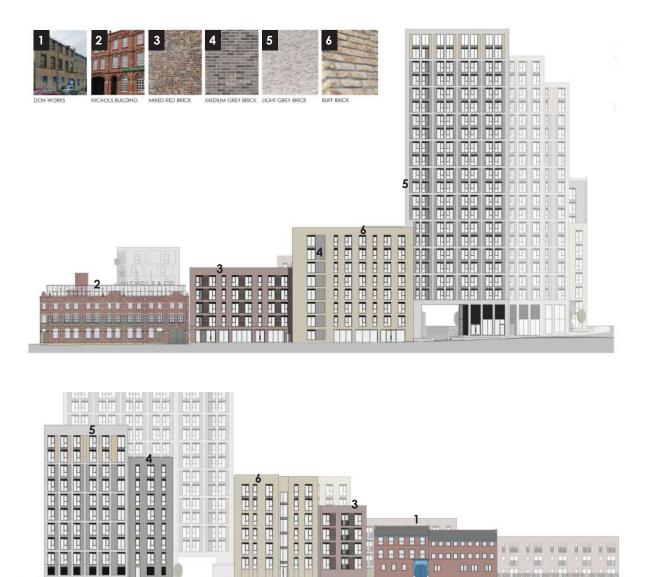




The Shalesmoor section of the scheme has been designed to take into account the proximity of the Nichols Building. The massing intentionally steps up towards the direction of the Shalesmoor roundabout creating a gradient between the 3 storey Nichols Building and the proposed tower. The façade materials along this frontage have been chosen to transition from the existing red brick of the Nichols Building to the light grey brick and of the tower.



In similar fashion to Shalesmoor, the buildings along Doncaster Street also step up in response to the height between Don Works and the taller Hoyle Street frontage. The materials also form a gradient between the existing building and the new proposal. The façade of Block C which faces the Cementation furnace has also been broken up in order to reduce the building's scale opposite this monument.



FACADE DETAILS





CONTRASTING GRID

Key sections of the scheme feature a distinctive double storey grid pattern that helps to define focal points and add a sense of proportion and scale. This grid is a lighter shade of brick to the main façade and stands proud in order to distinguish the pattern and add depth.

This façade treatment is restrained to the tower and the tallest corner of block B, where the grid pattern continues into the glazed brick which wraps the top two floors.



RECESSED BRICK PANELS

In select places the use of a 25mm recessed brick panel has been introduced. Parts of the façade that require definition or have minimal fenestration are given balance by these recesses. These details create depth to flat surfaces and reinforce patterns and proportions within the scheme.

This method has also been used between floors in places where double storey definition is required, in rare occasions the recess is filled with a different shade of brick for further definition.



BRICK DETAILING

The sections of Block C, D and E that abut neighbouring heritage buildings have been designed with sections of recessed brick detailing. This creates additional texture and a more engaging façade beside the older buildings. Aiding the transition between the detailed Victorian architecture and the more restrained modern architecture of the proposed scheme.

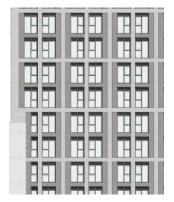






MATERIALS





LIGHT GREY BRICK

A light grey brick will form the distinctive grid on the 'primary' façade sections, visually lifting this detail from the darker grey infill.





MEDIUM GREY BRICK

A second darker grey brick will be featured in the more subservient elements of the façade such as recesses and lower sections, complementing the lighter grey.





MIXED RED BRICK

Sections of the scheme that adjoin heritage buildings will have a redder brick that compliments both the traditional red brick of the area and the new lighter grey bricks of the scheme.





GLAZED BRICK

Focal points such as the tower will be topped with glazed bricks to provide a distinctive change in material that will catch the light and create a contrast from the matte surface of the lower brickwork.





CURTAIN WALL GLAZING

Sections of curtain wall glazing will be used for the buildings entrances and commercial frontage, providing a visually permeable streetscape.



BUFF BRICK

Many of the 'secondary' facades feature a buff brick that provides a warmer colour to the material palette, softening the greys in other areas of the scheme.





ARCHITECTURAL FEATURES





CROWN

The top of Block A features a 'crown' where there is a change in materials in order to form a defined top and establish the building as a landmark within the scheme and the wider area. This typology has been widely used in architecture throughout history to dramatically complete the tops of buildings. The crown takes up the top 2 floors of each 'stepped' section of the building, the materials blend from a matte brick infill to a glazed brick in a distinctive colour. This material will catch the light at different times of the day and emphasise the top of the building, it will also be lit at night to continue the distinct silhouette of the building into the evening.





PODIUMS

Blocks B and C each feature podiums at ground level, these elements of the scheme house the entrances as well as some amenity and ancillary space for each block. The podiums project out from the main mass of each building, forming a distinctive and recognisable entrance from the adjacent public space. The podiums are of a human scale being 1 storey in height therefore in contrast reducing the monumental nature of the surrounding buildings.

The podiums also provide block B and C with private terrace spaces at first floor level, increasing the amount of private amenity space for residents.





PROJECTING BALCONIES

As block C sits on the innermost corner of the scheme it becomes a prominent building from both public spaces and is also the first building seen when entering the space from Kelham Island or the Shalesmoor tram stop. In order to create a distinctive corner to the building a series of projecting balconies were added to the corner, wrapped in a brick frame. This creates a recognisable feature within the internal spaces of the scheme and provides residents of the corner units with excellent outdoor spaces overlooking the landscaped square.



ACTIVE FRONTAGE

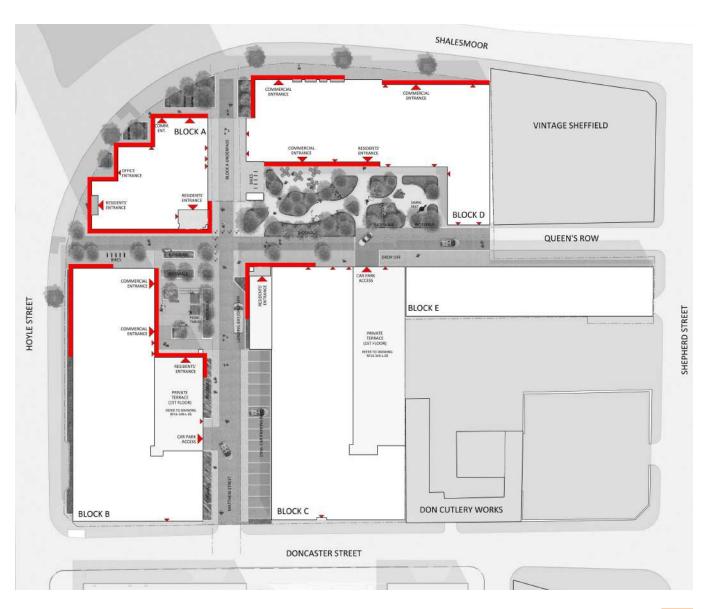


An important design factor that has been maintained throughout the project's development is the inclusion of active frontages at ground level wherever possible. As the scheme features significant amounts of public space and sits along prominent routes it is extremely important to create an active street level that is both physically and visually accessible.

The retail/commercial units, resident entrances and amenities have all been designed to encourage movement through and around the buildings and in particular orient these frontages towards the public space and Shalesmoor junction.







ACCOMMODATION SCHEDULE



PROPOSAL SUMMARY

489 TOTAL RESIDENTIAL UNITS

35 studios

271 one beds

166 two beds

7 three beds

10 townhouses

732.9 SQM OF RETAIL SPACE

433.3 SQM OF RECEPTION/AMENITY SPACE

808.6 SQM OF ANCILLARY SPACE

2033.3 SQM OF PARKING

51 private spaces

15 guest spaces



BLOCK A



208 TOTAL RESIDENTIAL UNITS

221 SQM OF RECEPTION/AMENITY SPACE

35 studios

152 one beds

21 two beds

264.4 SQM OF ANCILLARY SPACE



RESIDENTIAL PLAN ARRANGEMENT



BLOCK B



119 TOTAL RESIDENTIAL UNITS

54 one beds 65 two beds

254.6 SQM OF RETAIL SPACE

56.1 SQM OF RECEPTION/AMENITY SPACE

121.2SQM OF ANCILLARY SPACE

961.4 SQM OF PARKING

21 private spaces





RESIDENTIAL PLAN ARRANGEMENT



BLOCK C



86 TOTAL RESIDENTIAL UNITS

36 one beds 50 two beds

193 SQM OF ANCILLARY SPACE

90.2 SQM OF RECEPTION/AMENITY SPACE

1071.9 SQM OF PARKING

30 private spaces 15 guest spaces









BLOCK D



66 TOTAL RESIDENTIAL UNITS 478.3 SQM OF RETAIL SPACE

29 one beds 66 SQM OF RECEPTION/AMENITY SPACE 30 two beds

7 three beds 230 SQM OF ANCILLARY SPACE



is Chart Man



RESIDENTIAL PLAN ARRANGEMENT



BLOCK E



10 TOWNHOUSES





RESIDENTIAL PLAN ARRANGEMENT



PUBLIC ART



Public art enhances and enriches many urban spaces, as well as displaying local talent and skill it can create a sense of place and form an identity for an area. For this development artist Richard Perry has been commissioned to create interventions within the public space.

RICHARD PERRY



Richard Perry is a Nottingham based artist who specialises in sculpture and stonework, his works include the sculpting of Sheffield's Peace Gardens, Interlocking Oaks at Boots HQ Nottingham and the Needle at St. Helier.

THE UNDERCROFT



The undercroft is a key gateway through the scheme that connects the public space to the highway and Kelham Island. This significant threshold requires articulation, the inclusion of public art around the undercroft will reinforce it as a recognisable gateway and help to draw people in and out of the spaces beyond.

The proposed design for the artwork consists of 3-D panels in a crystalline form that when put together and repeated in quantity represent the texture of blister



steel and the movement of water, drawing from the nearby river Don and the steel output from the nearby cementation furnace.

The undercroft will be lit at night, providing a safe thoroughfare and a beacon through the site, the colour may gradually change to provide different interpretations of the texture, from warm to cold.



igh Line

Blister Steel

PUBLIC ART

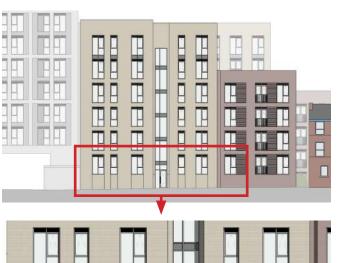


DONCASTER STREET

Doncaster Street features a great deal of local history and heritage buildings such as Don Works and the Cementation Furnace. Though the architectural materials and details have been chosen to respect the historic context, the southern façade of block C sits directly opposite the furnace and presents an opportunity to compliment the history of the site.



Block C features several recessed brick panels along the ground floor of Doncaster Street and a series of ventilation grilles facing the public square. It is proposed that each of these areas feature a cut or etched metal panel affixed in front of the façade. The panels will feature a pattern that is derived from the history of the area, namely the shape of the cementation furnace along Doncaster Street. This artwork will be a contemporary reference to the traditional architectural friezes in the city that depict the industry of the region. (Photograph courtesy of Picture Sheffield)

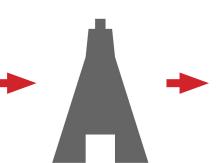


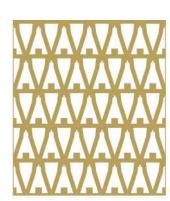












LANDSCAPING



A separate landscape design statement will be included with the official submission. A brief outline of the proposed spaces is described below.

MATTHEW STREET SOUARE

This space forms a distinctive area in the centre of the scheme, the resident entrances for Blocks A and B both front this space as do some retail units. The movement of people from the schemes two largest buildings means that this space will be a heavily used public space and as such has been kept as a simple and restrained environment. Raised planting and seating has been included in the design of the space to soften the urban environment and provide relief from the busy streets beyond. The layout of the square has been made linear which allows directly visible routes towards building entrances and retail unit.



Situated at the end of Queen's Row this area is the largest of the public spaces within the proposed scheme. The entrances to Blocks C and D including retail units face into the space, whilst clear routes to these are included within the plan this public space is of a more relaxed design. The space features several raised planters and bioswales that host a large amount of plants and trees, creating a garden-like feel. Smaller spaces are introduced within the curved routes created by the planters, these feature seating areas and space for the retail units to spill out introducing human scale spaces to the larger scheme.

STREETSCAPE

Though parts of the public realm feature shared space for vehicles to access, the landscaping of the routes through and around the site are intended to be extremely pedestrian friendly. The floor surfaces will be largely paved instead of tarmac, with changes in routes and zones demarcated with material changes instead of curbs and level-drops. The majority of routes and spaces around each block are bordered by planted beds and bioswales which have been introduced to soften the public realm, introduce microclimates and nature, provide protection from noise and wind and to provide sustainable rainwater drainage.







LANDSCAPING



LANDSCAPING PLAN PROVIDED BY RE-FORM LANDSCAPE ARCHITECTURE





TERRACES



PRIVATE TERRACES

The podiums of Blocks B and C each feature landscaped private amenity space for the residents, these areas have been designed to provide a variety of useable space featuring seating areas, planted beds, lawns and decks. To the north of Block C the entrance podium provides 2 apartments with external terraces overlooking the public square.

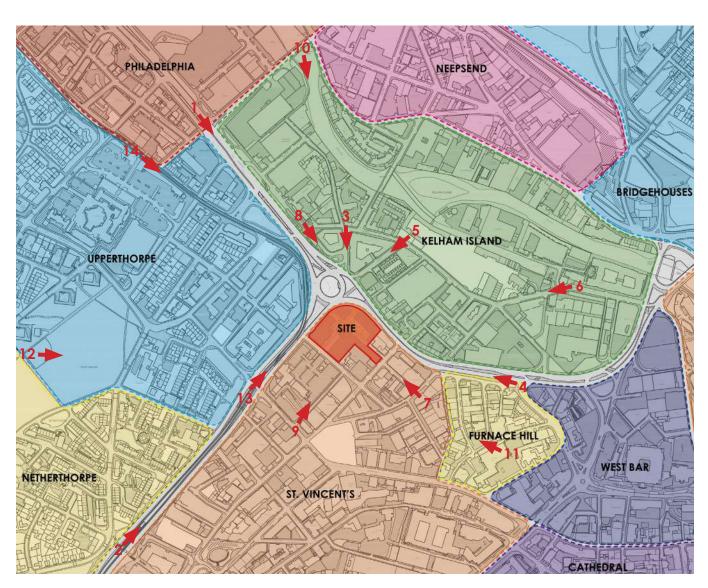




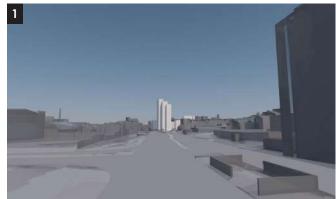


TERRACE LANDSCAPING PLAN PROVIDED BY RE-FORM LANDSCAPE ARCHITECTURE





The proposed massing of the scheme has been inserted into the Sheffield city model to gain an understanding of how the development would appear in context. Several key views from major routes and intersections have been taken to provide an indication of the proposals effect on its surroundings.



View down Penistone Road



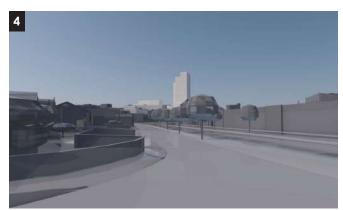
View down Netherthorpe Road

KEY VIEWS

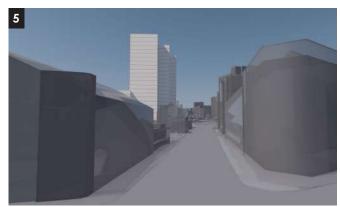








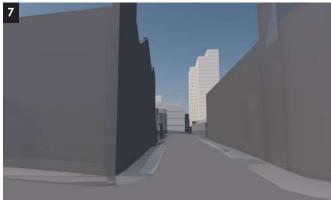
View from junction of Moorfields and Corporation Street



View down Dun Street



View down Alma Street



View down Blue Boy Street



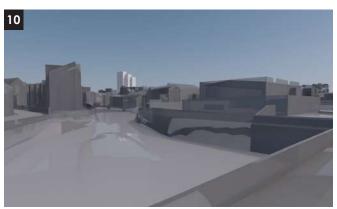
View from junction of Green Lane and Penistone Road

KEY VIEWS





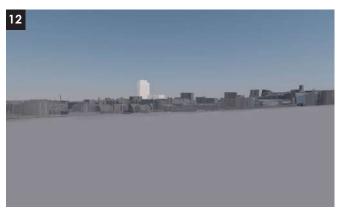




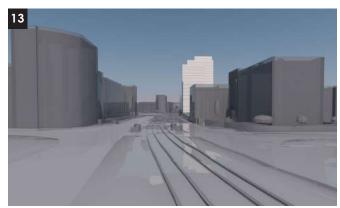
View from Rutland Road bridge



View from Furnace Hill



View from The Ponderosa



View from junction of Netherthorpe Road and Meadow Street



View from Infirmary Road tram stop

DESIGN PRECEDENT









LOCAL PRECEDENT





VELOCITY VILLAGE

Velocity Village was completed between 2007 and 2009 and consists of several buildings of varying uses. The scheme houses apartments, office space, student housing and commercial units and is serviced by a series of basement parking levels. The scheme is fronted by V1, the tallest building on the site which forms a strong recognisable frontage to Tenter Street. The scheme also centres around a series of courtyard spaces, some public and some reserved for residents.





NEW ERA SQUARE

New Era Square is currently under construction with the first phase complete and the second due for completion in 2019. The scheme consists of several buildings centred around a new public space which will feature restaurants, retail and commercial space. The rest of the development consists of student accommodation, apartments and office space which culminates as a 21 storey tower on the prominent junction of Bramall Lane and St. Mary's Gate.





WEST ONE

West One was completed in 2004, the complex fronts the Devonshire Green and is comprised of several buildings wrapped around public and private courtyards. The northern courtyard of the scheme features a public route through one of the spaces, this area houses many bars, restaurants and retail units. Other parts of the building house small amounts of commercial space, the rest of the scheme consists of apartments and student accommodation, serviced by a basement car park.





TOWN AND COUNTRY PLANNING ACT 1990 (as amended) APPEAL BY Hallam Land Management Limited

An Appeal Against the refusal of Outline Planning Permission 17/04673/OUT for up to 85 residential dwellings including open space (Amended Description) at Land at Junction with Carr Road and Hollin Busk Lane, Sheffield S36 1GH

PINS REFERENCE APP/J4423/W/21/3267168 PLANNING APPLICATION REF: 17/04673/OUT

ROLAND BOLTON PROOF OF EVIDENCE: HOUSING AND FIVE YEAR LAND SUPPLY

APPENDIX 28: Hemsworth Primary School, Blackstock Road

Prepared by
Roland G Bolton BSc (Hons) MRTPI
Prepared by
Strategic Planning Research Unit
DLP Planning Ltd
Sheffield

APPENDIX 28A SITE LOCATION PLAN



APPENDIX 28B SITE VISIT PHOTOS





APPENDIX 28C PROFORMA

Category (b) deliverable sites: UDP site allocations / sites on the brownfield register

Site Reference	S00062
Address	Hemsworth Primary School, Blackstock Road
Ownership information	Is the site still available? Yes
	Is the site in single ownership or are there land assembly complications? Site in single ownership – Sheffield City Council.
	Does the developer own the site? Yes – Sheffield City Council to deliver the site directly.
	Are there any other ownership issues that might prevent the site coming forward (e.g. ransom strips)?
	If so, how and when are these issues likely to be resolved? N/A
	Any other relevant information? No
Planning application progress	Have any pre-application enquiries been made? No
	What is the status/anticipated decision date of any pre- application enquiry? N/A
	When is an application for planning permission anticipated to be submitted? Aim to submit Full Planning application in October 2020
	Any other relevant information? Planning application to be in line with the IPAN for the site and taking account of the requirements for formal and informal open space in the locality.
Site assessment progress	Which relevant assessments (e.g. landscape impact assessment, flood risk assessment, bat survey) have been undertaken and which are still awaited?
	Cleared ex-school site. Phase 1 Geotech, Desktop Archaeological and UXO surveys carried out in 2019. Flood risk assessment, SUDS assessment and drainage strategy to be carried out in summer 2020 in preparation for Planning submission
	Are there any known barriers to delivery, or that are delaying or preventing development?

	None known at this time
	If so, how will these barriers be resolved?
	N/A
	What are the timescales for resolving these barriers?
	What are the influence for receiving these barriers.
	N/A
	Any other relevant information?
	N/A
Infrastructure considerations	Are there any infrastructure constraints that might
	delay the site coming forward?
	None known at this time If so, what steps have been taken to resolve these
	infrastructure constraints?
	initiation of the families
	N/A
	What is the likely timescale for resolving any infrastructure constraints?
	Imrastructure constraints?
	October 2020
	Are there any highway works that need to be carried
	out prior to commencement or occupation?
	To be determined at site masterplanning stage
	otago
	Is there any funding available which might assist to
	overcome any potential infrastructure issues?
	Not currently known
	Any other relevant information?
	N/A
Viability considerations	Are there any viability issues with bringing the site
,	forward? e.g. any relevant considerations relating to
	market area or site specific matters No
	How will any viability issues be resolved?
	N/A
	How will any funding shortfalls be met?
	N/A
Funding	Is funding required to bring the site forward?
	Delivery to be funded through the Council's Stock Increase Programme as an Older Person's
	Independent Living Scheme.
	Are funding arrangements secured?
	The comment LIDA Dissipace Diam was data in about a
	The current HRA Business Plan update includes anticipated funding requirements for this site. This is
	currently in consultation. This is a mixture of HRA
	borrowing and 1-4-1 Receipt spend. If Homes England
	funding is available, this will be accessed. The project

	will go through individual capital approvals backed up by the HRA Business Plan and the Cabinet approval of the Stock Increase Programme.
	How is that funding anticipated to be used and how will those arrangements contribute towards delivery?
	Funding identified to be used for the whole project.
	If not, what prospect is there of securing funding and what are the details and timescales for this?
	N/A
Marketing	Has the site been actively marketed?
	N/a site to be directly developed by Sheffield City Council.
	What (if any) marketing activities have been undertaken to date?
	N/A
	When was that marketing carried out?
	N/A
	When might the site come forward?
	N/A
	Is a developer or site promotor involved?
	Has there been any market interest?
	N/A Can you provide any relevant market information to
	Can you provide any relevant market information to justify delivery assumptions?
	N/A
Other	Are there any other barriers delaying or preventing development from coming forward on this site?
	Not known at this stage
UDP Allocations	Please explain why the site is now coming forward?
	N/A
Brownfield Register	Please explain why the site is now coming forward?
	Development of this site contributes towards the Individual Cabinet Member decision made in October 2019 to increase the Council's Stock Increase Programme target to 3,100. This has been developed in part, to take advantage of lifted restrictions on borrowing against the Housing Revenue Account.
Lead in time (from 1.4.20)	Please provide any evidence / justification for the lead in time indicated.
Ruild rate per appum	Start on site expected August 2021 One scheme to be delivered in total – build out rate is
Build rate per annum	not applicable in this situation.
Any assumptions made in relation	How many outlets are anticipated? Any additional
to the build rate	market information or comparators that justify these

	assumptions? A contract to deliver the units will not stipulate delivery or phased based targets in year, so at this stage it is difficult to estimate year on year delivery. Once started on site, a build out rate can be determined.
Total units	81
Year 1 (2020/21)	0
Year 2 (2021/22)	0
Year 3 (2022/23)	81
Year 4 (2023/24)	0
Year 5 (2024/25)	0
Total 5 year supply	81

I agree that, to the best of my knowledge, the information above is an accurate assessment of the deliverability of the above site at this current time.

Signed Payne

Print name Joanne Payne.....

Organisation Housing Growth, Housing and Neighbournood Service, Sheffield City Council.....

Date 13/08/20

TOWN AND COUNTRY PLANNING ACT 1990 (as amended) APPEAL BY Hallam Land Management Limited

An Appeal Against the refusal of Outline Planning Permission 17/04673/OUT for up to 85 residential dwellings including open space (Amended Description) at Land at Junction with Carr Road and Hollin Busk Lane, Sheffield S36 1GH

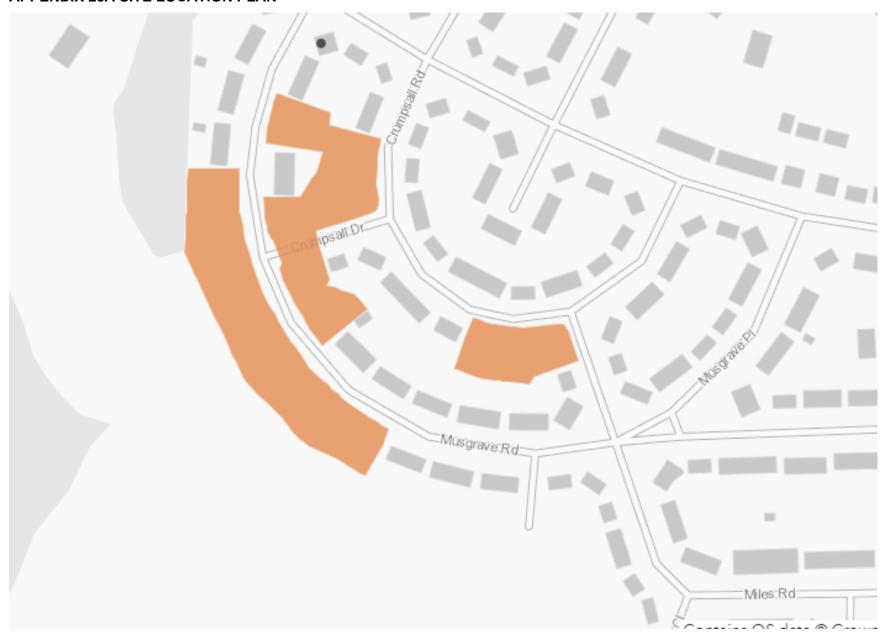
PINS REFERENCE APP/J4423/W/21/3267168
PLANNING APPLICATION REF: 17/04673/OUT

ROLAND BOLTON PROOF OF EVIDENCE: HOUSING AND FIVE YEAR LAND SUPPLY

APPENDIX 29: Musgrave Road Housing Clearance Site (E3 and E4), (Shirecliffe 2)

Prepared by
Roland G Bolton BSc (Hons) MRTPI
Prepared by
Strategic Planning Research Unit
DLP Planning Ltd
Sheffield

APPENDIX 28A SITE LOCATION PLAN



APPENDIX 29B SITE VISIT PHOTOS





APPENDIX 29C PROFORMA

Category (b) deliverable sites: UDP site allocations / sites on the brownfield register

Site Reference	S00672
Address	Musgrave Road Housing Clearance Site (E3 and E4), (Shirecliffe 2)
Ownership information	Is the site still available? Yes
	Is the site in single ownership or are there land assembly complications? Site in single ownership – Sheffield City Council.
	Does the developer own the site? No – site belongs to Sheffield City Council, but forms part of a partnership agreement with Sheffield Housing Company and will be drawn down by SHC for delivery phase once all permissions and funding are in place.
	Are there any other ownership issues that might prevent the site coming forward (e.g. ransom strips)? None known of.
	If so, how and when are these issues likely to be resolved? N/A
	Any other relevant information? No
Planning application progress	Have any pre-application enquiries been made? Future phase of delivery. Previously obtained planning permission but expired – ref 15/01176/FUL.
	What is the status/anticipated decision date of any pre- application enquiry? N/A
	When is an application for planning permission anticipated to be submitted? 2021
	Any other relevant information? N/A
Site assessment progress	Which relevant assessments (e.g. landscape impact assessment, flood risk assessment, bat survey) have been undertaken and which are still awaited? A range of surveys have been carried out, including topographical, ecological, trees, site investigations.
	Are there any known barriers to delivery, or that are delaying or preventing development?
	Topography and ground conditions given that this is a brownfield former housing site. These are not

	delaying progress but are being considered as part of
	the design, engineering and pre-app stage.
	If so, how will these barriers be resolved?
	An above
	As above What are the timescales for resolving these barriers?
	virial are the timescales for resolving these partiers?
	Ongoing.
	Any other relevant information?
	N/A
Infrastructure considerations	Are there any infrastructure constraints that might delay the site coming forward? Made ground following demolition of former structures
	on site to be managed.
	If so, what steps have been taken to resolve these infrastructure constraints?
	Planning layout seeks to minimise conflicts, engineering design will mitigate remaining issues.
	What is the likely timescale for resolving any infrastructure constraints?
	As part of ongoing design refinement during planning process.
	Are there any highway works that need to be carried out prior to commencement or occupation?
	Insufficient information at the moment.
	Is there any funding available which might assist to overcome any potential infrastructure issues?
	Not currently known – continuously exploring options with external funders.
	Any other relevant information?
	N/A
Viability considerations	Are there any viability issues with bringing the site forward? e.g. any relevant considerations relating to market area or site specific matters
	Site is in former Housing Market Renewal area,
	however recent development by SHC in the
	neighbourhood is already improving market conditions.
	How will any viability issues be resolved?
	Scheme will be part of a comprehensive review and options appraisal to consider ways in which the existing viability gap can be reduced or removed – may include house type design, mix, tenure. Further to this, SHC is in ongoing dialogue with Homes
	England and Sheffield City Region who are interested

	and actively supportive of the SHC forward
	programme.
	How will any funding shortfalls be met?
	See above. Scheme will only be started once a fully viable and robust funding package has been agreed by all partners.
Funding	Is funding required to bring the site forward?
	Yes.
	Are funding arrangements secured?
	No.
	How is that funding anticipated to be used and how will those arrangements contribute towards delivery?
	To address infrastructure requirements of the site.
	If not, what prospect is there of securing funding and what are the details and timescales for this?
	Positive discussions given supportive relationship with funders. Likely to target future years' funding programmes.
Marketing	Has the site been actively marketed?
	No. What (if any) marketing activities have been
	undertaken to date?
	N/A
	When was that marketing carried out?
	N/A
	When might the site come forward? Late 2021.
	Is a developer or site promotor involved? Has there been any market interest?
	Keepmoat as SHC development partner
	Can you provide any relevant market information to justify delivery assumptions?
	N/A
Other	Are there any other barriers delaying or preventing development from coming forward on this site?
UDP Allocations	Please explain why the site is now coming forward?
	N/A
Brownfield Register	Please explain why the site is now coming forward?

	Part of SHC delivery programme to accelerate housing
	delivery in the city – included within phase 5b.
Lead in time (from 1.4.20)	Please provide any evidence / justification for the lead in time indicated.
	Start on site expected 2021
Build rate per annum	42
Any assumptions made in relation	How many outlets are anticipated? Any additional
to the build rate	market information or comparators that justify these
	assumptions?
	Based on comparators from previous SHC sites
	delivered.
Total units	42
Year 1 (2020/21)	0
Year 2 (2021/22)	0
Year 3 (2022/23)	42
Year 4 (2023/24)	0
Year 5 (2024/25)	0
Total 5 year supply	42

I agree that, to the best of my knowledge, the information above is an accurate assessment of the deliverability of the above site at this current time.

Signed Steve Birch

Print name STEVE BIRCH

Organisation SHEFFIELD HOUSING COMPANY

Date 24/11/2020

TOWN AND COUNTRY PLANNING ACT 1990 (as amended) APPEAL BY Hallam Land Management Limited

An Appeal Against the refusal of Outline Planning Permission 17/04673/OUT for up to 85 residential dwellings including open space (Amended Description) at Land at Junction with Carr Road and Hollin Busk Lane, Sheffield S36 1GH

PINS REFERENCE APP/J4423/W/21/3267168
PLANNING APPLICATION REF: 17/04673/OUT

ROLAND BOLTON PROOF OF EVIDENCE: HOUSING AND FIVE YEAR LAND SUPPLY APPENDIX 30: Harborough Ave/ Vikinglea Drive Manor (Manor 14)

Prepared by
Roland G Bolton BSc (Hons) MRTPI
Prepared by
Strategic Planning Research Unit
DLP Planning Ltd
Sheffield

APPENDIX 30A SITE LOCATION PLAN



APPENDIX 30B SITE VISIT PHOTOS





APPENDIX 30C PROFORMA

Category (b) deliverable sites: UDP site allocations / sites on the brownfield register

Site Reference	S00700
Address	Harborough Ave/ Vikinglea Drive Manor (Manor 14)
Ownership information	Is the site still available? Yes
	Is the site in single ownership or are there land assembly complications?
	Site in single ownership – Sheffield City Council.
	Does the developer own the site?
	Yes – Sheffield City Council to deliver the site directly.
	Are there any other ownership issues that might prevent the site coming forward (e.g. ransom strips)?
	No
	If so, how and when are these issues likely to be resolved?
	N/A
	Any other relevant information?
	No
Planning application progress	Have any pre-application enquiries been made?
	No
	What is the status/anticipated decision date of any pre- application enquiry?
	N/A
	When is an application for planning permission anticipated to be submitted?
	Aim to submit Full Planning Application in April 2022
	Any other relevant information?
	No
Site assessment progress	Which relevant assessments (e.g. landscape impact
Cho decediment progress	assessment, flood risk assessment, bat survey) have
	been undertaken and which are still awaited?
	Cleared ex-housing site. Phase 1 Geotech, Desktop Archaeological and UXO surveys carried out in 2019.
	Flood risk assessment, SUDS assessment and
	drainage strategy to be carried out in 2021 in preparation for Planning submission
	Are there any known barriers to delivery, or that are
	delaying or preventing development?
	No
	If so, how will these barriers be resolved?
	N/A
	What are the timescales for resolving these barriers?

	N/A
	Any other relevant information?
	No
Infrastructure considerations	No Are there any infrastructure constraints that might
imastructure considerations	delay the site coming forward?
	None known at this time
	If so, what steps have been taken to resolve these infrastructure constraints?
	N/A
	What is the likely timescale for resolving any infrastructure constraints?
	N/A
	Are there any highway works that need to be carried out prior to commencement or occupation?
	To be determined at site masterplanning stage
	Is there any funding available which might assist to overcome any potential infrastructure issues?
	N/A
	Any other relevant information?
	N/A
Viability considerations	Are there any viability issues with bringing the site forward? e.g. any relevant considerations relating to market area or site specific matters No
	How will any viability issues be resolved?
	N/A
	How will any funding shortfalls be met?
	N/A
Funding	Is funding required to bring the site forward?
ranang	to fariality required to bring the old ferward.
	Delivery to be funded through the Council's Stock Increase Programme through a mixture of HRA borrowing and capital resources. Grant funding may be pursued if required.
	Are funding arrangements secured? The 2019/20 HRA Business Plan update includes anticipated funding requirements for this site and a detailed breakdown is set out in the Final Business Case for the project. Funding is a mixture of HRA borrowing, NHS funding and 1-4-1 Receipt spend. The project has been through individual capital approvals backed up by the HRA Business Plan and the Cabinet approval of the Stock Increase Programme.
	approvation the otock increase i rogialiline.
	How is that funding anticipated to be used and how will those arrangements contribute towards delivery?

	Funding identified to be used for the whole project. If not, what prospect is there of securing funding and what are the details and timescales for this?
	N/A
Marketing	Has the site been actively marketed?
	N/A site to be directly developed by Sheffield City Council.
	What (if any) marketing activities have been undertaken to date?
	N/A
	When was that marketing carried out?
	N/A
	When might the site come forward?
	N/A
	Is a developer or site promotor involved? Has there been any market interest?
	N/A
	Can you provide any relevant market information to justify delivery assumptions?
	N/A
Other	Are there any other barriers delaying or preventing development from coming forward on this site?
	Not known at this stage
UDP Allocations	Please explain why the site is now coming forward?
Brownfield Register	Please explain why the site is now coming forward?
	Development of this site contributes towards the Individual Cabinet Member decision made in October 2019 to increase the Council's Stock Increase Programme target to 3,100. This has been developed in part, to take advantage of lifted restrictions on borrowing against the Housing Revenue Account.
Lead in time (from 1.4.20)	Please provide any evidence / justification for the lead in time indicated.
	Start on site expected October 2022
Build rate per annum	Scheme will all be completed in a single year.
Any assumptions made in relation to the build rate	How many outlets are anticipated? Any additional market information or comparators that justify these assumptions? A contract to deliver the units will not stipulate delivery
	or phased based targets in year, so at this stage it is

	difficult to estimate year on year delivery. Once started on site, a build out rate can be determined.
Total units	87
Year 1 (2020/21)	0
Year 2 (2021/22)	0
Year 3 (2022/23)	0
Year 4 (2023/24)	0
Year 5 (2024/25)	87
Total 5 year supply	87

I agree that, to the best of my knowledge, the information above is an accurate assessment of the deliverability of the above site at this current time.

Signed Pluyne

Print name Joanne Payne

Organisation Housing Growth, Housing and Neighbourhood Service, Sheffield City Council

Date 13/08/20

TOWN AND COUNTRY PLANNING ACT 1990 (as amended) APPEAL BY Hallam Land Management Limited

An Appeal Against the refusal of Outline Planning Permission 17/04673/OUT for up to 85 residential dwellings including open space (Amended Description) at Land at Junction with Carr Road and Hollin Busk Lane, Sheffield S36 1GH

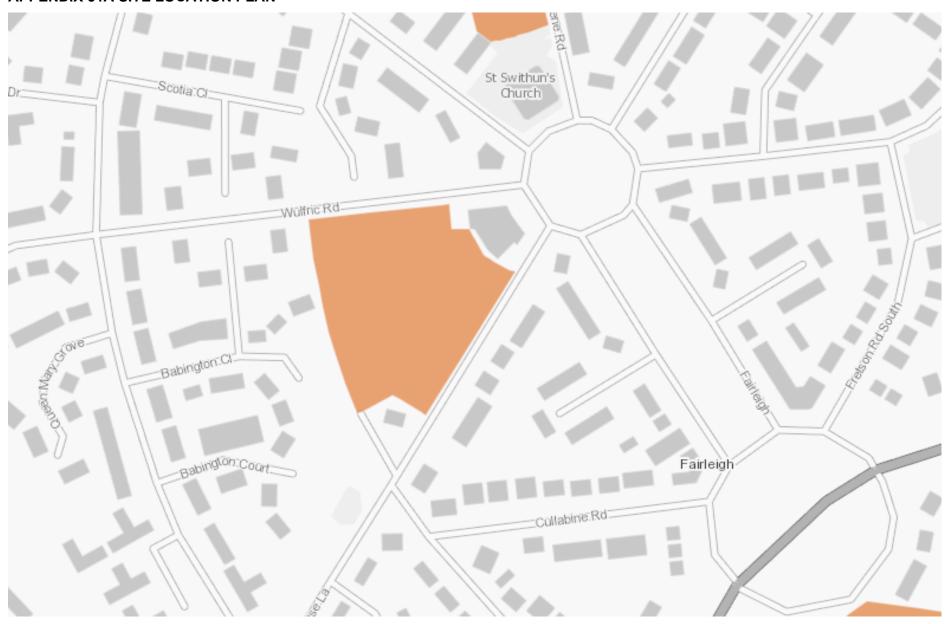
PINS REFERENCE APP/J4423/W/21/3267168 PLANNING APPLICATION REF: 17/04673/OUT

ROLAND BOLTON PROOF OF EVIDENCE: HOUSING AND FIVE YEAR LAND SUPPLY

APPENDIX 31: Wulfric Road/ Windy House Road, Manor

Prepared by
Roland G Bolton BSc (Hons) MRTPI
Prepared by
Strategic Planning Research Unit
DLP Planning Ltd
Sheffield

APPENDIX 31A SITE LOCATION PLAN



APPENDIX 31B SITE VISIT PHOTOS





APPENDIX 31C PROFORMA

Category (b) deliverable sites: UDP site allocations / sites on the brownfield register

Site Reference	S00707
Address	Wulfric Road/ Windy House Road (Manor 5 & 9)
Ownership information	Is the site still available? Yes
	Is the site in single ownership or are there land assembly complications?
	Site in single ownership – Sheffield City Council.
	Does the developer own the site? No – site belongs to Sheffield City Council, but forms part of a partnership agreement with Sheffield Housing Company and will be drawn down by SHC for delivery phase once all permissions and funding are in place.
	Are there any other ownership issues that might prevent the site coming forward (e.g. ransom strips)? None known of.
	If so, how and when are these issues likely to be resolved? N/A
	Any other relevant information? No
Planning application progress	Have any pre-application enquiries been made? Future phase of delivery.
	What is the status/anticipated decision date of any pre- application enquiry? N/A
	When is an application for planning permission anticipated to be submitted? 2021
	Any other relevant information? N/A
Site assessment progress	Which relevant assessments (e.g. landscape impact assessment, flood risk assessment, bat survey) have been undertaken and which are still awaited? A range of surveys have been carried out, including topographical, ecological, trees, site investigations.
	Are there any known barriers to delivery, or that are delaying or preventing development?
	Part of the site is currently playing fields/POS. The other part of the site will be affected by ground conditions given that it is a brownfield former housing site. These are not delaying progress but are being

	considered as part of the design, engineering and pre-
	app stage.
	If so, how will these barriers be resolved?
	As above
	What are the timescales for resolving these barriers?
	Ongoing.
	Any other relevant information?
	N/A
Infrastructure considerations	Are there any infrastructure constraints that might delay the site coming forward? Made ground following demolition of former structures on site to be managed.
	If so, what steps have been taken to resolve these infrastructure constraints?
	Planning layout seeks to minimise conflicts, engineering design will mitigate remaining issues.
	What is the likely timescale for resolving any infrastructure constraints?
	As part of ongoing design refinement during planning process.
	Are there any highway works that need to be carried out prior to commencement or occupation?
	Insufficient information at the moment.
	Is there any funding available which might assist to overcome any potential infrastructure issues?
	Not currently known – continuously exploring options with external funders.
	Any other relevant information?
	N/A
Viability considerations	Are there any viability issues with bringing the site forward? e.g. any relevant considerations relating to market area or site specific matters
	Site is in former Housing Market Renewal area, however recent development by SHC in the neighbourhood is already improving market conditions.
	How will any viability issues be resolved?
	Scheme will be part of a comprehensive review and options appraisal to consider ways in which the existing viability gap can be reduced or removed – may include house type design, mix, tenure. Further to this, SHC is in ongoing dialogue with Homes England and Sheffield City Region who are interested

	and actively supportive of the SHC forward
	programme. How will any funding shortfalls be met?
	now will any funding shortialis be met?
	See above. Scheme will only be started once a fully viable and robust funding package has been agreed by all partners.
Funding	Is funding required to bring the site forward?
	Yes.
	Are funding arrangements secured?
	No.
	How is that funding anticipated to be used and how will those arrangements contribute towards delivery?
	To address infrastructure requirements of the site.
	If not, what prospect is there of securing funding and what are the details and timescales for this?
	Positive discussions given supportive relationship with funders. Likely to target future years' funding programmes.
Marketing	Has the site been actively marketed?
	No.
	What (if any) marketing activities have been undertaken to date?
	N/A
	When was that marketing carried out?
	N/A
	When might the site come forward? 2023
	Is a developer or site promotor involved? Has there been any market interest?
	Keepmoat as SHC development partner
	Can you provide any relevant market information to justify delivery assumptions?
	N/A
Other	Are there any other barriers delaying or preventing development from coming forward on this site?
UDP Allocations	Please explain why the site is now coming forward?
2 (112	N/A
Brownfield Register	Please explain why the site is now coming forward?

	Part of SHC delivery programme to accelerate housing delivery in the city – included within phase 5b.
Lead in time (from 1.4.20)	Please provide any evidence / justification for the lead
	in time indicated.
	Start on site expected 2023
Build rate per annum	24
Any assumptions made in relation	How many outlets are anticipated? Any additional
to the build rate	market information or comparators that justify these
	assumptions?
	Based on comparators from previous SHC sites
	delivered.
Total units	24
Year 1 (2020/21)	0
Year 2 (2021/22)	0
Year 3 (2022/23)	0
Year 4 (2023/24)	0
Year 5 (2024/25)	24
Total 5 year supply	24

I agree that, to the best of my knowledge, the information above is an accurate assessment of the deliverability of the above site at this current time.

Signed Steve Birch

Print name STEVE BIRCH

Organisation SHEFFIELD HOUSING COMPANY

Date 24/11/2020

TOWN AND COUNTRY PLANNING ACT 1990 (as amended) APPEAL BY Hallam Land Management Limited

An Appeal Against the refusal of Outline Planning Permission 17/04673/OUT for up to 85 residential dwellings including open space (Amended Description) at Land at Junction with Carr Road and Hollin Busk Lane, Sheffield S36 1GH

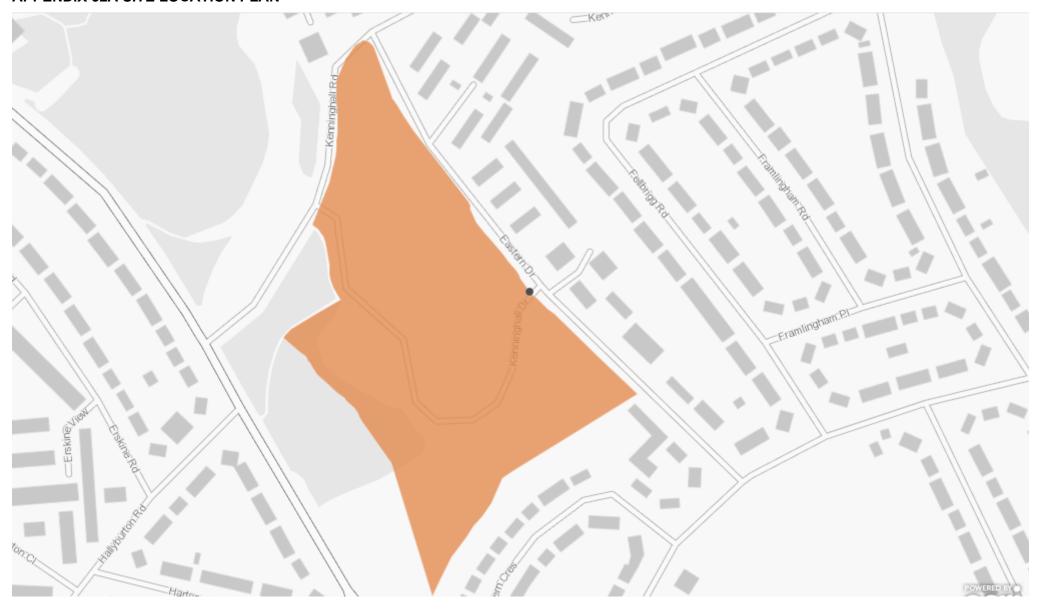
PINS REFERENCE APP/J4423/W/21/3267168
PLANNING APPLICATION REF: 17/04673/OUT

ROLAND BOLTON PROOF OF EVIDENCE: HOUSING AND FIVE YEAR LAND SUPPLY

APPENDIX 32: Kenninghall Drive, Norfolk Park

Prepared by
Roland G Bolton BSc (Hons) MRTPI
Prepared by
Strategic Planning Research Unit
DLP Planning Ltd
Sheffield

APPENDIX 32A SITE LOCATION PLAN



APPENDIX 32B SITE VISIT PHOTOS





APPENDIX 32C PROFORMA

Category (b) deliverable sites: UDP site allocations / sites on the brownfield register

Site Reference	S00719
Address	Kenninghall Drive, Norfolk Park (10)
Ownership information	Is the site still available? Yes
	Is the site in single ownership or are there land assembly complications?
	Site in single ownership – Sheffield City Council.
	Does the developer own the site? No – site belongs to Sheffield City Council, but forms part of a partnership agreement with Sheffield Housing Company and will be drawn down by SHC for delivery phase once all permissions and funding are in place.
	Are there any other ownership issues that might prevent the site coming forward (e.g. ransom strips)? None known of.
	If so, how and when are these issues likely to be resolved? N/A
	Any other relevant information? No
Planning application progress	Have any pre-application enquiries been made? Future phase of delivery.
	What is the status/anticipated decision date of any pre- application enquiry? Pending.
	When is an application for planning permission anticipated to be submitted? 2021.
	Any other relevant information? N/A.
Site assessment progress	Which relevant assessments (e.g. landscape impact assessment, flood risk assessment, bat survey) have been undertaken and which are still awaited?
	A range of surveys have been carried out, including topographical, ecological, trees, site investigations.
	Are there any known barriers to delivery, or that are delaying or preventing development?
	Topography and ground conditions given that this is a brownfield former housing site. These are not delaying progress but are being considered as part of

	the design, engineering and pre-app stage.
	If so, how will these barriers be resolved?
	As above.
	What are the timescales for resolving these barriers? Ongoing.
	Any other relevant information?
	N/A
Infrastructure considerations	Are there any infrastructure constraints that might delay the site coming forward? Made ground following demolition of former structures on site to be managed.
	If so, what steps have been taken to resolve these infrastructure constraints? Planning layout seeks to minimise conflicts, engineering design will mitigate remaining issues.
	What is the likely timescale for resolving any infrastructure constraints? As part of ongoing design refinement process.
	Are there any highway works that need to be carried out prior to commencement or occupation? Insufficient information at the moment.
	Is there any funding available which might assist to overcome any potential infrastructure issues? SHC is in ongoing dialogue with Homes England and Sheffield City Region who are interested and actively supportive of the SHC forward programme.
	Any other relevant information? N/A
Viability considerations	Are there any viability issues with bringing the site forward? e.g. any relevant considerations relating to market area or site specific matters Site is in former Housing Market Renewal area, however recent development by SHC in the neighbourhood is already improving market conditions.
	How will any viability issues be resolved? SHC is in ongoing dialogue with Homes England and Sheffield City Region who are interested and actively supportive of the SHC forward programme.
	How will any funding shortfalls be met? See above. Scheme will only be started once a fully viable and robust funding package has been agreed by all partners.
Funding	Is funding required to bring the site forward? Yes.

	Are funding arrangements secured? No.
	How is that funding anticipated to be used and how will those arrangements contribute towards delivery? To address infrastructure requirements of the site.
	If not, what prospect is there of securing funding and what are the details and timescales for this? Positive discussions given supportive relationship with funders. Likely to target future years' funding programmes.
Marketing	Has the site been actively marketed? No.
	What (if any) marketing activities have been undertaken to date? N/A
	When was that marketing carried out? N/A
	When might the site come forward? Late 2021.
	Is a developer or site promotor involved? Has there been any market interest? Keepmoat as SHC development partner.
	Can you provide any relevant market information to justify delivery assumptions?
Other	Are there any other barriers delaying or preventing development from coming forward on this site?
UDP Allocations	Please explain why the site is now coming forward? N/A
Brownfield Register	Please explain why the site is now coming forward?
	Part of SHC delivery programme to accelerate housing delivery in the city – included within phase 5b.
Lead in time (from 1.4.20)	Please provide any evidence / justification for the lead in time indicated.
Build rate per annum	40
Any assumptions made in relation to the build rate	How many outlets are anticipated? Any additional market information or comparators that justify these assumptions? Based on comparators from previous SHC sites
	delivered.

Total units	114
Year 1 (2020/21)	0
Year 2 (2021/22)	0
Year 3 (2022/23)	44
Year 4 (2023/24)	48
Year 5 (2024/25)	22
Total 5 year supply	114

I agree that, to the best of my knowledge, the information above is an accurate assessment of the deliverability of the above site at this current time.

Signed Steve Birch

Print name STEVE BIRCH

Organisation SHEFFIELD HOUSING COMPANY

Date 13/10/2020

TOWN AND COUNTRY PLANNING ACT 1990 (as amended) APPEAL BY Hallam Land Management Limited

An Appeal Against the refusal of Outline Planning Permission 17/04673/OUT for up to 85 residential dwellings including open space (Amended Description) at Land at Junction with Carr Road and Hollin Busk Lane, Sheffield S36 1GH

PINS REFERENCE APP/J4423/W/21/3267168 PLANNING APPLICATION REF: 17/04673/OUT

ROLAND BOLTON PROOF OF EVIDENCE: HOUSING AND FIVE YEAR LAND SUPPLY

APPENDIX 33: Daresbury Drive Maisonettes

Prepared by
Roland G Bolton BSc (Hons) MRTPI
Prepared by
Strategic Planning Research Unit
DLP Planning Ltd
Sheffield

APPENDIX 33A SITE LOCATION PLAN



APPENDIX 33B SITE VISIT PHOTOS





APPENDIX 33C PROFORMA

Category (b) deliverable sites: UDP site allocations / sites on the brownfield register

Site Reference	S00721
Address	Daresbury Drive Maisonettes
Ownership information	Is the site still available? Yes
	Is the site in single ownership or are there land assembly complications?
	Site in single ownership – Sheffield City Council.
	Does the developer own the site? No – site belongs to Sheffield City Council, but forms part of a partnership agreement with Sheffield Housing Company and will be drawn down by SHC for delivery phase once all permissions and funding are in place.
	Are there any other ownership issues that might prevent the site coming forward (e.g. ransom strips)? None known of.
	If so, how and when are these issues likely to be resolved? N/A
	Any other relevant information? No
Planning application progress	Have any pre-application enquiries been made? Future phase of delivery.
	What is the status/anticipated decision date of any pre- application enquiry? Pending.
	When is an application for planning permission anticipated to be submitted? 2021.
	Any other relevant information? N/A.
Site assessment progress	Which relevant assessments (e.g. landscape impact assessment, flood risk assessment, bat survey) have been undertaken and which are still awaited?
	A range of surveys have been carried out, including topographical, ecological, trees, site investigations.
	Are there any known barriers to delivery, or that are delaying or preventing development?
	Topography and ground conditions given that this is a brownfield former housing site. These are not delaying progress but are being considered as part of

	the design, engineering and pre-app stage.
	If so, how will these barriers be resolved?
	As above.
	What are the timescales for resolving these barriers? Ongoing.
	Any other relevant information?
	N/A
Infrastructure considerations	Are there any infrastructure constraints that might delay the site coming forward? Made ground following demolition of former structures on site to be managed.
	If so, what steps have been taken to resolve these infrastructure constraints? Planning layout seeks to minimise conflicts, engineering design will mitigate remaining issues.
	What is the likely timescale for resolving any infrastructure constraints? As part of ongoing design refinement process.
	Are there any highway works that need to be carried out prior to commencement or occupation? Insufficient information at the moment.
	Is there any funding available which might assist to overcome any potential infrastructure issues? SHC is in ongoing dialogue with Homes England and Sheffield City Region who are interested and actively supportive of the SHC forward programme.
	Any other relevant information? N/A
Viability considerations	Are there any viability issues with bringing the site forward? e.g. any relevant considerations relating to market area or site specific matters Site is in former Housing Market Renewal area, however recent development by SHC in the neighbourhood is already improving market conditions.
	How will any viability issues be resolved? SHC is in ongoing dialogue with Homes England and Sheffield City Region who are interested and actively supportive of the SHC forward programme.
	How will any funding shortfalls be met? See above. Scheme will only be started once a fully viable and robust funding package has been agreed by all partners.
Funding	Is funding required to bring the site forward? Yes.

	Are funding arrangements secured? No.
	How is that funding anticipated to be used and how will those arrangements contribute towards delivery? To address infrastructure requirements of the site.
	If not, what prospect is there of securing funding and what are the details and timescales for this? Positive discussions given supportive relationship with funders. Likely to target future years' funding programmes.
Marketing	Has the site been actively marketed? No.
	What (if any) marketing activities have been undertaken to date? N/A
	When was that marketing carried out? N/A
	When might the site come forward? Early 2022.
	Is a developer or site promotor involved? Has there been any market interest? Keepmoat as SHC development partner.
	Can you provide any relevant market information to justify delivery assumptions?
Other	Are there any other barriers delaying or preventing development from coming forward on this site?
UDP Allocations	Please explain why the site is now coming forward? N/A
Brownfield Register	Please explain why the site is now coming forward?
	Part of SHC delivery programme to accelerate housing delivery in the city – included within phase 5b.
Lead in time (from 1.4.20)	Please provide any evidence / justification for the lead in time indicated.
Build rate per annum	40
Any assumptions made in relation to the build rate	How many outlets are anticipated? Any additional market information or comparators that justify these assumptions? Based on comparators from previous SHC sites
	delivered.

Total units	37
Year 1 (2020/21)	0
Year 2 (2021/22)	0
Year 3 (2022/23)	37
Year 4 (2023/24)	0
Year 5 (2024/25)	0
Total 5 year supply	37

I agree that, to the best of my knowledge, the information above is an accurate assessment of the deliverability of the above site at this current time.

Signed Steve Birch

Print name STEVE BIRCH

Organisation SHEFFIELD HOUSING COMPANY

Date 13/10/2020

TOWN AND COUNTRY PLANNING ACT 1990 (as amended) APPEAL BY Hallam Land Management Limited

An Appeal Against the refusal of Outline Planning Permission 17/04673/OUT for up to 85 residential dwellings including open space (Amended Description) at Land at Junction with Carr Road and Hollin Busk Lane, Sheffield S36 1GH

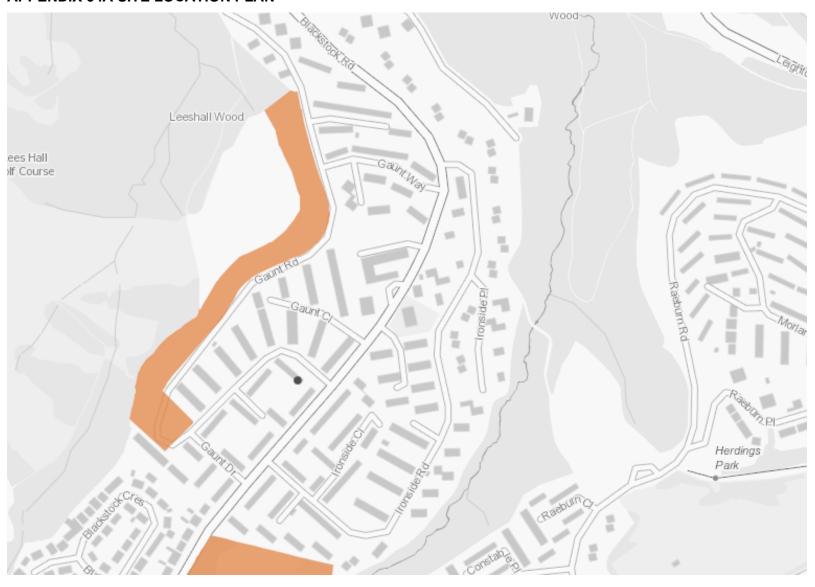
PINS REFERENCE APP/J4423/W/21/3267168 PLANNING APPLICATION REF: 17/04673/OUT

ROLAND BOLTON PROOF OF EVIDENCE: HOUSING AND FIVE YEAR LAND SUPPLY

APPENDIX 34: Gaunt Road (previously numbered 95 - 381)

Prepared by
Roland G Bolton BSc (Hons) MRTPI
Prepared by
Strategic Planning Research Unit
DLP Planning Ltd
Sheffield

APPENDIX 34A SITE LOCATION PLAN



APPENDIX 34B SITE VISIT PHOTOS



APPENDIX 34C PROFORMA

Category (b) deliverable sites: UDP site allocations / sites on the brownfield register

Site Reference	S00733
Address	Gaunt Road (previously numbered 95 - 381)
Ownership information	Is the site still available? Yes
	Is the site in single ownership or are there land assembly complications?
	Site in single ownership – Sheffield City Council.
	Does the developer own the site?
	Yes – Sheffield City Council to deliver the site directly.
	Are there any other ownership issues that might prevent the site coming forward (e.g. ransom strips)?
	No
	If so, how and when are these issues likely to be resolved?
	N/A
	Any other relevant information?
	No
Planning application progress	Have any pre-application enquiries been made? No
	What is the status/anticipated decision date of any pre- application enquiry? N/A
	When is an application for planning permission anticipated to be submitted? Aim to submit Full Planning Application in June 2021
	Any other relevant information?
Site assessment progress	Which relevant assessments (e.g. landscape impact assessment, flood risk assessment, bat survey) have been undertaken and which are still awaited?
	Cleared ex-housing site. Phase 1 Geotech, Ecological, Desktop Archaeological and UXO surveys carried out in 2019. Topographical surveys carried out in April 2020. Flood assessment, SUDS assessment and drainage strategy to be carried out in spring 2021 in preparation for Planning submission.
	Are there any known barriers to delivery, or that are delaying or preventing development?
	None known at this time
	None known at this time If so, how will these barriers be resolved?
	N/A

	What are the timescales for resolving these barriers?
	N/A Any other relevant information?
	Trify other relevant information:
	N/A
Infrastructure considerations	Are there any infrastructure constraints that might delay the site coming forward?
	None known at this time
	If so, what steps have been taken to resolve these infrastructure constraints?
	N/A
	What is the likely timescale for resolving any infrastructure constraints?
	December 2020
	Are there any highway works that need to be carried out prior to commencement or occupation?
	To be determined at site masterplanning stage
	Is there any funding available which might assist to overcome any potential infrastructure issues?
	Not currently known
	Any other relevant information?
	N/A
Viability considerations	Are there any viability issues with bringing the site forward? e.g. any relevant considerations relating to market area or site specific matters No
	How will any viability issues be resolved?
	N/A
	How will any funding shortfalls be met?
	N/A
Funding	Is funding required to bring the site forward?
	Delivery to be funded through the Council's Stock Increase Programme for General Needs (affordable) properties.
	Are funding arrangements secured?
	The current HRA Business Plan update includes anticipated funding requirements for this site. This is currently in consultation. This is a mixture of HRA borrowing and 1-4-1 Receipt spend. If Homes England funding is available, this will be accessed. The project will go through individual capital approvals backed up by the HRA Business Plan and the Cabinet approval of the Stock Increase Programme.

_	
	How is that funding anticipated to be used and how will those arrangements contribute towards delivery?
	Funding identified to be used for the whole project.
	If not, what prospect is there of securing funding and what are the details and timescales for this?
Mouleation	N/A
Marketing	Has the site been actively marketed?
	N/A site to be directly developed by Sheffield City Council.
	What (if any) marketing activities have been undertaken to date?
	N/A
	When was that marketing carried out?
	N/A
	When might the site come forward?
	N/A
	Is a developer or site promotor involved? Has there been any market interest?
	N/A
	Can you provide any relevant market information to justify delivery assumptions?
	N/A
Other	Are there any other barriers delaying or preventing development from coming forward on this site?
	Not known at this stage
UDP Allocations	Please explain why the site is now coming forward?
Brownfield Register	Please explain why the site is now coming forward?
	Development of this site contributes towards the Individual Cabinet Member decision made in October 2019 to increase the Council's Stock Increase Programme target to 3,100. This has been developed in part, to take advantage of lifted restrictions on borrowing against the Housing Revenue Account.
Lead in time (from 1.4.120)	Please provide any evidence / justification for the lead in time indicated.
	Start on site expected December 2021
Build rate per annum	Scheme will be completed in a single year
Any assumptions made in relation to the build rate	How many outlets are anticipated? Any additional market information or comparators that justify these
	assumptions? A contract to deliver the units will not stipulate delivery or phased based targets in year, so at this stage it is
	or phased based largers in year, so at this stage it is

	difficult to estimate year on year delivery. Once started on site, a build out rate can be determined.
Total units	30
Year 1 (2020/21)	0
Year 2 (2021/22)	0
Year 3 (2022/23)	30
Year 4 (2023/24)	0
Year 5 (2023/24)	0
Total 5 year supply	30

I agree that, to the best of my knowledge, the information above is an accurate assessment of the deliverability of the above site at this current time.

Signed Payne

Print name Joanne Payne

Organisation Housing Growth, Housing and Neighbourhood Service, Sheffield City Council

Date 13/08/20

TOWN AND COUNTRY PLANNING ACT 1990 (as amended) APPEAL BY Hallam Land Management Limited

An Appeal Against the refusal of Outline Planning Permission 17/04673/OUT for up to 85 residential dwellings including open space (Amended Description) at Land at Junction with Carr Road and Hollin Busk Lane, Sheffield S36 1GH

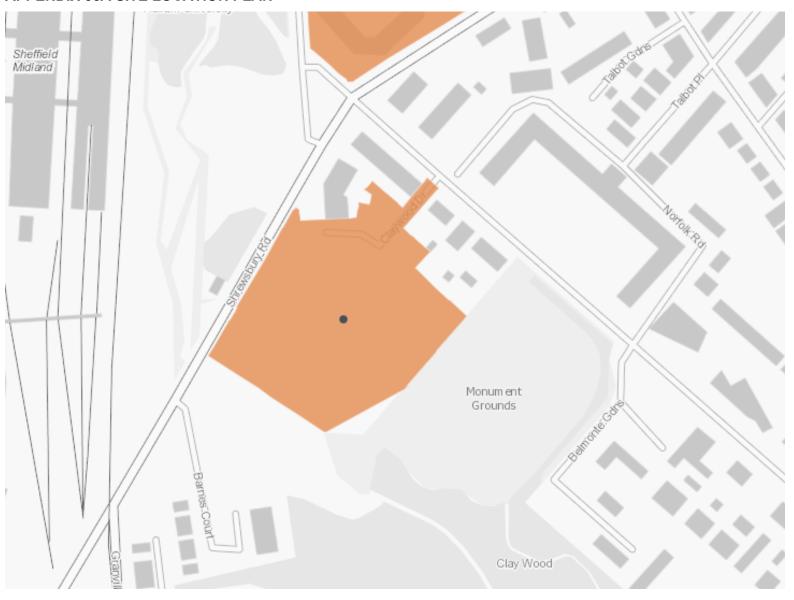
PINS REFERENCE APP/J4423/W/21/3267168 PLANNING APPLICATION REF: 17/04673/OUT

ROLAND BOLTON PROOF OF EVIDENCE: HOUSING AND FIVE YEAR LAND SUPPLY

APPENDIX 35: Claywood Tower Blocks

Prepared by
Roland G Bolton BSc (Hons) MRTPI
Prepared by
Strategic Planning Research Unit
DLP Planning Ltd
Sheffield

APPENDIX 35A SITE LOCATION PLAN



APPENDIX 35B SITE VISIT PHOTOS





APPENDIX 35C PROFORMA

Category (b) deliverable sites: UDP site allocations / sites on the brownfield register

Site Reference	S01447
Address	Claywood Tower Blocks
Ownership information	Is the site still available? Yes
	Is the site in single ownership or are there land assembly complications? Site in single ownership – Sheffield City Council.
	Does the developer own the site? No – site belongs to Sheffield City Council, but forms part of a partnership agreement with Sheffield Housing Company and will be drawn down by SHC for delivery phase once all permissions and funding are in place.
	Are there any other ownership issues that might prevent the site coming forward (e.g. ransom strips)? None known of.
	If so, how and when are these issues likely to be resolved? N/A.
	Any other relevant information? N/A.
Planning application progress	Have any pre-application enquiries been made? Yes.
	What is the status/anticipated decision date of any pre- application enquiry? Ongoing engagement with Planning Authority.
	When is an application for planning permission anticipated to be submitted? Spring 2021.
	Any other relevant information? N/A.
Site assessment progress	Which relevant assessments (e.g. landscape impact assessment, flood risk assessment, bat survey) have been undertaken and which are still awaited?
	A range of surveys have been carried out, including topographical, ecological, trees, site investigations.
	Are there any known barriers to delivery, or that are delaying or preventing development? Site has many physical constraints, however these are not delaying progress but are being considered as part of the design and pre-app stage.

	If so, how will these barriers be resolved?
	As above. What are the timescales for resolving these barriers?
	In time to submit planning application by spring 2021.
	Any other relevant information?
	N/A
Infrastructure considerations	Are there any infrastructure constraints that might delay the site coming forward? Foundations of former tower blocks remain in ground as does redundant district heating network pipe.
	If so, what steps have been taken to resolve these infrastructure constraints? Planning layout seeks to minimise conflicts, engineering design will mitigate remaining issues. Opportunities being explored to link in to DHN pipe.
	What is the likely timescale for resolving any infrastructure constraints? As part of design process towards planning in early 2021.
	Are there any highway works that need to be carried
	out prior to commencement or occupation?
	Insufficient information at the moment.
	Is there any funding available which might assist to overcome any potential infrastructure issues? SHC is in ongoing dialogue with Homes England and Sheffield City Region who are interested and actively supportive of the SHC forward programme.
	Any other relevant information? N/A
Viability considerations	Are there any viability issues with bringing the site forward? e.g. any relevant considerations relating to market area or site specific matters Site location and position offers opportunity for bespoke scheme as opposed to standard SHC house types, targeting higher sales values. However site constraints including topography and remaining foundations will have an impact on cost.
	How will any viability issues be resolved? Considered design work, sensible cost appraisals and ongoing relationship with funding organisations regarding grant opportunities.
	How will any funding shortfalls be met? As above.
Funding	Is funding required to bring the site forward? Yes, probably.

	Are funding arrangements secured? No.
	How is that funding anticipated to be used and how will those arrangements contribute towards delivery? To address infrastructure requirements of the site.
	If not, what prospect is there of securing funding and what are the details and timescales for this? Good chance of securing funding – this is a high profile site on the edge of the city centre.
Marketing	Has the site been actively marketed? No.
	What (if any) marketing activities have been undertaken to date? Soft market research has been undertaken via Countrywide (part of Blundells) in March 2019 and then in December 2019 with Keepmoat sales as well as an independent market assessment by Bielby Associates. Further estate agent assessments are currently being sought based on new concept design.
	When was that marketing carried out? See above.
	When might the site come forward? 2021/22.
	Is a developer or site promotor involved? Has there been any market interest? Keepmoat as SHC development partner.
	Can you provide any relevant market information to justify delivery assumptions?
Other	Are there any other barriers delaying or preventing development from coming forward on this site?
UDP Allocations	Please explain why the site is now coming forward? N/A
Brownfield Register	Please explain why the site is now coming forward? Part of SHC delivery programme to accelerate housing delivery in the city – included within phase 5b.
Lead in time (from 1.4.20)	Please provide any evidence / justification for the lead in time indicated.
Build rate per annum	40
Any assumptions made in relation	How many outlets are anticipated? Any additional
, accamptione made in rolation	many cancer are annoipated. They additional

to the build rate	market information or comparators that justify these assumptions? Based on comparators from previous SHC sites delivered.
Total units	40
Year 1 (2020/21)	0
Year 2 (2021/22)	0
Year 3 (2022/23)	40
Year 4 (2023/24)	0
Year 5 (2024/25)	0
Total 5 year supply	40

I agree that, to the best of my knowledge, the information above is an accurate assessment of the deliverability of the above site at this current time.

Signed Steve Birch

Print name STEVE BIRCH

Organisation SHEFFIELD HOUSING COMPANY

Date 13/10/2020

TOWN AND COUNTRY PLANNING ACT 1990 (as amended) APPEAL BY Hallam Land Management Limited

An Appeal Against the refusal of Outline Planning Permission 17/04673/OUT for up to 85 residential dwellings including open space (Amended Description) at Land at Junction with Carr Road and Hollin Busk Lane, Sheffield S36 1GH

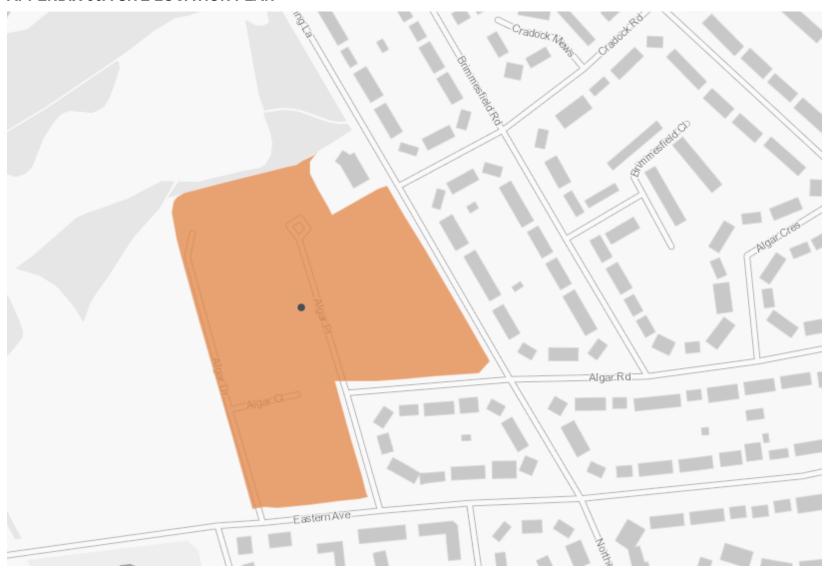
PINS REFERENCE APP/J4423/W/21/3267168 PLANNING APPLICATION REF: 17/04673/OUT

ROLAND BOLTON PROOF OF EVIDENCE: HOUSING AND FIVE YEAR LAND SUPPLY

APPENDIX 36: Algar Place/Algar Road

Prepared by
Roland G Bolton BSc (Hons) MRTPI
Prepared by
Strategic Planning Research Unit
DLP Planning Ltd
Sheffield

APPENDIX 36A SITE LOCATION PLAN



APPENDIX 36B SITE VISIT PHOTOS





APPENDIX 36C PROFORMA

Category (b) deliverable sites: UDP site allocations / sites on the brownfield register

Site Reference	S01451
Address	Algar Place/ Algar Road
Ownership information	Is the site still available? Yes
	Is the site in single ownership or are there land assembly complications? Site in single ownership – Sheffield City Council.
	Does the developer own the site? Yes – Sheffield City Council to deliver the site directly.
	Are there any other ownership issues that might prevent the site coming forward (e.g. ransom strips)?
	If so, how and when are these issues likely to be resolved? N/A
	Any other relevant information? No
Planning application progress	Have any pre-application enquiries been made?
	What is the status/anticipated decision date of any pre- application enquiry? N/A
	When is an application for planning permission anticipated to be submitted? January 2022
	Any other relevant information?
Site assessment progress	Which relevant assessments (e.g. landscape impact assessment, flood risk assessment, bat survey) have been undertaken and which are still awaited?
	Cleared ex-housing site. Phase 1 Geotech, Desktop Archaeological, Topographical and UXO surveys carried out in 2019. Flood risk assessment, SUDS assessment and drainage strategy to be carried out in autumn 2021 in preparation for Planning submission
	Are there any known barriers to delivery, or that are delaying or preventing development?
	None known at this time If so, how will these barriers be resolved?
	N/A What are the timescales for resolving these barriers?

	N/A
	Any other relevant information?
	N/A
Infrastructure considerations	Are there any infrastructure constraints that might delay the site coming forward? None known at this time
	If so, what steps have been taken to resolve these infrastructure constraints?
	N/A
	What is the likely timescale for resolving any infrastructure constraints?
	N/A
	Are there any highway works that need to be carried out prior to commencement or occupation?
	To be determined at site masterplanning stage
	Is there any funding available which might assist to overcome any potential infrastructure issues?
	Not currently known
	Any other relevant information?
Vishility considerations	N/A
Viability considerations	Are there any viability issues with bringing the site forward? e.g. any relevant considerations relating to market area or site specific matters
	Not known at this stage. How will any viability issues be resolved?
	Then will arry viability issued be received.
	N/A
	How will any funding shortfalls be met?
	N/A
Funding	Is funding required to bring the site forward?
	Delivery to be funded through the Council's Stock Increase Programme through a mixture of HRA borrowing and capital resources. Grant funding may be pursued if required.
	Are funding arrangements secured?
	The 2019/20 HRA Business Plan update includes anticipated funding requirements for this site and a detailed breakdown is set out in the Final Business Case for the project. Funding is a mixture of HRA borrowing, and 1-4-1 Receipt spend. The project has been through individual capital approvals backed up by the HRA Business Plan and the Cabinet approval of the Stock Increase Programme.

	How in that founding and Color to date 1
	How is that funding anticipated to be used and how will those arrangements contribute towards delivery?
	mose arrangements continuite towards delivery?
	Funding identified to be used for the whole project.
	If not, what prospect is there of securing funding and
	what are the details and timescales for this?
	NI/A
Marketing	N/A Has the site been actively marketed?
Marketing	rias the site been actively marketed?
	N/a site to be directly developed by Sheffield City
	Council.
	What (if any) marketing activities have been
	undertaken to date?
	N/A
	When was that marketing carried out?
	The state of the s
	N/A
	When might the site come forward?
	N/A
	Is a developer or site promotor involved?
	Has there been any market interest?
	N/A
	Can you provide any relevant market information to
	justify delivery assumptions?
	N/A
Other	Are there any other barriers delaying or preventing
	development from coming forward on this site?
	Not known at this atoms
UDP Allocations	Not known at this stage
ODF Allocations	Please explain why the site is now coming forward?
	N/A
Brownfield Register	Please explain why the site is now coming forward?
	Development of this 19 and 19 and 19 and 19
	Development of this site contributes towards the Individual Cabinet Member decision made in October
	2019 to increase the Council's Stock Increase
	Programme target to 3,100. This has been developed
	in part, to take advantage of lifted restrictions on
	borrowing against the Housing Revenue Account.
Lead in time (from 1.4.20)	Please provide any evidence / justification for the lead
	in time indicated.
	Start on site expected summer 2022
Build rate per annum	One scheme to be delivered in total – build out rate is
	not applicable in this situation.
Any assumptions made in relation	How many outlets are anticipated? Any additional
to the build rate	market information or comparators that justify these
	assumptions?
	A contract to deliver the units will not stipulate delivery
	or phased based targets in year, so at this stage it is

	difficult to estimate year on year delivery. Once started on site, a build out rate can be determined.
Total units	121
Year 1 (2020/21)	0
Year 2 (2021/22)	0
Year 3 (2022/23)	0
Year 4 (2023/24)	81
Year 5 (2024/25)	40
Total 5 year supply	121

I agree that, to the best of my knowledge, the information above is an accurate assessment of the deliverability of the above site at this current time.

Signed Payne

Print name Joanne Payne

Organisation Housing Growth, Housing and Neighbourhoods Service, Sheffield City Council

Date 06/10/2020

TOWN AND COUNTRY PLANNING ACT 1990 (as amended) APPEAL BY Hallam Land Management Limited

An Appeal Against the refusal of Outline Planning Permission 17/04673/OUT for up to 85 residential dwellings including open space (Amended Description) at Land at Junction with Carr Road and Hollin Busk Lane, Sheffield S36 1GH

PINS REFERENCE APP/J4423/W/21/3267168 PLANNING APPLICATION REF: 17/04673/OUT

ROLAND BOLTON PROOF OF EVIDENCE: HOUSING AND FIVE YEAR LAND SUPPLY

APPENDIX 37: Deerlands Avenue

Prepared by
Roland G Bolton BSc (Hons) MRTPI
Prepared by
Strategic Planning Research Unit
DLP Planning Ltd
Sheffield

APPENDIX 37A SITE LOCATION PLAN



APPENDIX 37B SITE VISIT PHOTOS





_APPENDIX 37C PROFORMA

Category (b) deliverable sites: UDP site allocations / sites on the brownfield register

Site Reference	S03202
Address	Deerlands Avenue
Ownership information	Is the site still available? Yes
	Is the site in single ownership or are there land assembly complications? Site in single ownership – Sheffield City Council.
	Site in single ownership Shemeid Sity Oddrien.
	Does the developer own the site? No – site belongs to Sheffield City Council, but forms part of a partnership agreement with Sheffield Housing Company and will be drawn down by SHC for delivery phase once all permissions and funding are in place.
	Are there any other ownership issues that might prevent the site coming forward (e.g. ransom strips)? None known of.
	If so, how and when are these issues likely to be resolved? N/A.
	Any other relevant information? N/A.
Planning application progress	Have any pre-application enquiries been made? Future phase of delivery.
	What is the status/anticipated decision date of any pre- application enquiry? Pending.
	When is an application for planning permission anticipated to be submitted? 2021.
	Any other relevant information? N/A.
Site assessment progress	Which relevant assessments (e.g. landscape impact assessment, flood risk assessment, bat survey) have been undertaken and which are still awaited?
	A range of surveys have been carried out, including topographical, ecological, trees, site investigations.
	Are there any known barriers to delivery, or that are delaying or preventing development? Topography and ground conditions given that this is a brownfield former housing site. These are not delaying progress but will be considered as part of the design, engineering and pre-app stage.

	If so, how will these barriers be resolved?
	As above.
	What are the timescales for resolving these barriers? Ongoing.
	Any other relevant information?
	N/A
Infrastructure considerations	Are there any infrastructure constraints that might delay the site coming forward? Made ground following demolition of former structures on site to be managed. Significant topographical issues require extensive earth works and retaining structures.
	If so, what steps have been taken to resolve these infrastructure constraints? Planning layout seeks to minimise conflicts, engineering design will mitigate remaining issues.
	What is the likely timescale for resolving any infrastructure constraints? As part of ongoing design refinement process.
	Are there any highway works that need to be carried out prior to commencement or occupation? Insufficient information at the moment.
	Is there any funding available which might assist to overcome any potential infrastructure issues? SHC is in ongoing dialogue with Homes England and Sheffield City Region who are interested and actively supportive of the SHC forward programme.
	Any other relevant information? N/A
Viability considerations	Are there any viability issues with bringing the site forward? e.g. any relevant considerations relating to market area or site specific matters Site is in former Housing Market Renewal area, however recent development by SHC in the neighbourhood is already improving market conditions.
	How will any viability issues be resolved? SHC is in ongoing dialogue with Homes England and Sheffield City Region who are interested and actively supportive of the SHC forward programme.
	How will any funding shortfalls be met? See above. Scheme will only be started once a fully viable and robust funding package has been agreed by all partners.

Funding	Is funding required to bring the site forward? Yes.
	Are funding arrangements secured? Not yet.
	How is that funding anticipated to be used and how will those arrangements contribute towards delivery? To address infrastructure requirements of the site.
	If not, what prospect is there of securing funding and what are the details and timescales for this? Positive discussions ongoing given supportive relationship with funders. Likely to target future years' funding programmes.
Marketing	Has the site been actively marketed? No.
	What (if any) marketing activities have been undertaken to date? Soft market research has been undertaken in December 2019 with Keepmoat sales as well as an independent market assessment by Bielby Associates.
	When was that marketing carried out? See above.
	When might the site come forward? 2022.
	Is a developer or site promotor involved? Has there been any market interest? Keepmoat as SHC development partner.
	Can you provide any relevant market information to justify delivery assumptions?
Other	Are there any other barriers delaying or preventing development from coming forward on this site?
UDP Allocations	Please explain why the site is now coming forward? N/A
Brownfield Register	Please explain why the site is now coming forward?
	Part of SHC delivery programme to accelerate housing delivery in the city – included within phase 5b.
Lead in time (from 1.4.20)	Please provide any evidence / justification for the lead in time indicated.
Build rate per annum	40

Any assumptions made in relation to the build rate	How many outlets are anticipated? Any additional market information or comparators that justify these assumptions? Based on comparators from previous SHC sites delivered.
Total units	89
Year 1 (2020/21)	0
Year 2 (2021/22)	0
Year 3 (2022/23)	28
Year 4 (2023/24)	48
Year 5 (2024/25)	13
Total 5 year supply	89

I agree that, to the best of my knowledge, the information above is an accurate assessment of the deliverability of the above site at this current time.

Signed Steve Birch

Print name STEVE BIRCH

Organisation SHEFFIELD HOUSING COMPANY

Date 13/10/2020

TOWN AND COUNTRY PLANNING ACT 1990 (as amended) APPEAL BY Hallam Land Management Limited

An Appeal Against the refusal of Outline Planning Permission 17/04673/OUT for up to 85 residential dwellings including open space (Amended Description) at Land at Junction with Carr Road and Hollin Busk Lane, Sheffield S36 1GH

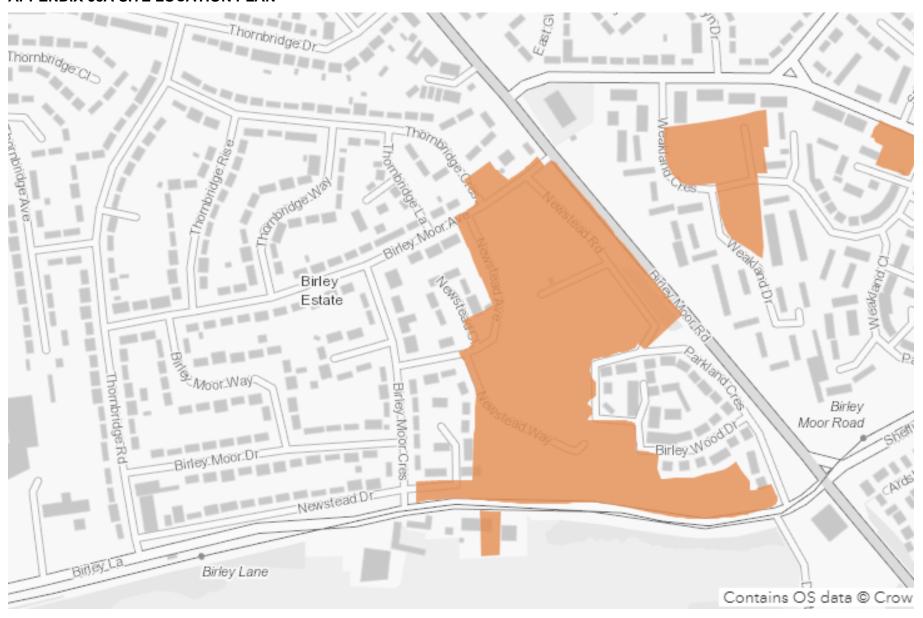
PINS REFERENCE APP/J4423/W/21/3267168 PLANNING APPLICATION REF: 17/04673/OUT

ROLAND BOLTON PROOF OF EVIDENCE: HOUSING AND FIVE YEAR LAND SUPPLY

APPENDIX 38: Newstead Estate, Birley

Prepared by
Roland G Bolton BSc (Hons) MRTPI
Prepared by
Strategic Planning Research Unit
DLP Planning Ltd
Sheffield

APPENDIX 38A SITE LOCATION PLAN



APPENDIX 38B SITE VISIT PHOTOS







Category (b) deliverable sites: UDP site allocations / sites on the brownfield register

Site Reference	S03214
Address	Newstead Estate, Birley
Ownership information	Is the site still available? Yes
	Is the site in single ownership or are there land assembly complications? Site in single ownership – Sheffield City Council.
	One in single ownership offerned only council.
	Does the developer own the site?
	Yes – Sheffield City Council to deliver the site directly.
	Are there any other ownership issues that might prevent the site coming forward (e.g. ransom strips)?
	No
	If so, how and when are these issues likely to be resolved?
	N/A
	Any other relevant information?
Planning application progress	No Have any pre-application enquiries been made?
Planning application progress	No
	What is the status/anticipated decision date of any pre- application enquiry? N/A
	When is an application for planning permission anticipated to be submitted?
	Aim to submit Full Planning Application for North part of site, to be used to provide OPIL housing, in April 2021.
	Aim to submit Full Planning Application for South part of site, to be used to provide General Needs Housing, in February 2021.
	Any other relevant information?
Site assessment progress	Which relevant assessments (e.g. landscape impact assessment, flood risk assessment, bat survey) have been undertaken and which are still awaited?
	Cleared ex-housing site. Phase 1 Geotech, Desktop Archaeological and UXO surveys carried out in 2019. Flood risk assessment, SUDS assessment and drainage strategy to be carried out in autumn 2020 in preparation for Planning submission.

	Are there any known barriers to delivery, or that are delaying or preventing development?
	None known at this time
	If so, how will these barriers be resolved?
	N/A
	N/A
	What are the timescales for resolving these barriers?
	N/A
	Any other relevant information?
	N/A
Infrastructure considerations	Are there any infrastructure constraints that might
	delay the site coming forward?
	None known at this time
	If so, what steps have been taken to resolve these
	infrastructure constraints?
	N/A
	What is the likely timescale for resolving any
	infrastructure constraints?
	December 2020
	Are there any highway works that need to be carried
	out prior to commencement or occupation?
	To be determined at site masterplanning stage
	Is there any funding available which might assist to overcome any potential infrastructure issues?
	Not currently known
	Any other relevant information?
	N/A
Viability considerations	Are there any viability issues with bringing the site
,	forward? e.g. any relevant considerations relating to
	market area or site specific matters
	Large amount of abnormal to overcome due to
	challenging topography and strata.
	How will any viability issues be resolved?
	They will need to be accepted by SCC if the site is to be developed upon. Compromising of build requirements and quality is not a consideration to achieve a viable scheme.
	How will any funding shortfalls be met?
	Additional funding from the HRA Business Plan
Funding	Is funding required to bring the site forward?
	Delivery to be funded through the Council's Stock Increase Programme for General Needs and supported living (affordable) properties.
	Are funding arrangements secured?
	Are runding anangements secured!

	The current HRA Business Plan update includes anticipated funding requirements for this site. This is currently in consultation. This is a mixture of HRA borrowing and 1-4-1 Receipt spend. If Homes England funding is available, this will be accessed. The project will go through individual capital approvals backed up by the HRA Business Plan and the Cabinet approval of the Stock Increase Programme.
	How is that funding anticipated to be used and how will those arrangements contribute towards delivery?
	Funding identified to be used for the whole project.
	If not, what prospect is there of securing funding and what are the details and timescales for this?
	N/A
Marketing	Has the site been actively marketed?
	N/A site to be directly developed by Sheffield City Council.
	What (if any) marketing activities have been undertaken to date?
	N/A
	When was that marketing carried out?
	N/A
	When might the site come forward?
	N/A
	Is a developer or site promotor involved? Has there been any market interest?
	N/A
	Can you provide any relevant market information to justify delivery assumptions?
	N/A
Other	Are there any other barriers delaying or preventing development from coming forward on this site?
	Not known at this stage
UDP Allocations	Please explain why the site is now coming forward?
Brownfield Register	Please explain why the site is now coming forward?
	Development of this site contributes towards the Individual Cabinet Member decision made in October 2019 to increase the Council's Stock Increase Programme target to 3,100. This has been developed in part, to take advantage of lifted restrictions on borrowing against the Housing Revenue Account.
Lead in time (from 1.4.20)	Please provide any evidence / justification for the lead
	, , , , , , , , , , , , , , , , , , , ,

	in time indicated. Start on site for the North part of the site is expected January 2022 Start on site for South part of the site expected July 2022
Build rate per annum	Average 106
Any assumptions made in relation to the build rate	How many outlets are anticipated? Any additional market information or comparators that justify these assumptions? A contract to deliver the units will not stipulate delivery or phased based targets in year, so at this stage it is difficult to estimate year on year delivery. Once started on site, a build out rate can be determined. The build out rate is based on two contracts delivering an average of 106 units per year over two years.
Total units	213
Year 1 (2020/21)	0
Year 2 (2021/22)	0
Year 3 (2022/23)	0
Year 4 (2023/24)	40
Year 5 (2024/25)	173
Total 5 year supply	213

I agree that, to the best of my knowledge, the information above is an accurate assessment of the deliverability of the above site at this current time.

Signed Payne

Print name Joanne Payne

Organisation Housing Growth, Housing and Neighbourhood Service, Sheffield City Council

Date 13/08/20

TOWN AND COUNTRY PLANNING ACT 1990 (as amended) APPEAL BY Hallam Land Management Limited

An Appeal Against the refusal of Outline Planning Permission 17/04673/OUT for up to 85 residential dwellings including open space (Amended Description) at Land at Junction with Carr Road and Hollin Busk Lane, Sheffield S36 1GH

PINS REFERENCE APP/J4423/W/21/3267168 PLANNING APPLICATION REF: 17/04673/OUT

ROLAND BOLTON PROOF OF EVIDENCE: HOUSING AND FIVE YEAR LAND SUPPLY

APPENDIX 39: Sheffield Housing Company Website

Prepared by
Roland G Bolton BSc (Hons) MRTPI
Prepared by
Strategic Planning Research Unit
DLP Planning Ltd
Sheffield







Sheffield Housing Company (SHC) was established in 2011 as a developer that builds quality new homes and creates attractive places for people to live.

Our current portfolio of land will see us develop over 2,000 properties across the city. The majority are family homes for sale, however, we also develop for shared ownership, affordable rent and market rent.

To date nearly 1,000 homes have been completed, 75 apprentices employed, over 800 jobs created and we have spent more than £80 million with local supply businesses.