

TEAM MANAGER, HIGHWAY RECORDS

REPORT TO HEAD OF STRATEGIC TRANSPORT AND INFRASTRUCTURE
18 DECEMBER 2018

PROPOSED STOPPING UP OF PLUM LANE, PLUM STREET, WATER STREET,
AND PARTS OF BRIDGE STREET, LOVE STREET AND WORKHOUSE LANE,
SHEFFIELD, S3

1.0 PURPOSE

- 1.1 To seek authority to approve the proposed Stopping-Up Order for the permanent closure of Plum Lane, Plum Street, Water Street, and parts of Bridge Street, Love Street and Workhouse Lane in the West Bar area of Sheffield, S3.

2.0 BACKGROUND

- 2.1 An application to make a Highway Stopping-Up Order, under Section 247 of the Town and Country Planning Act 1990, has been made to the Department for Transport's National Transport Casework Team (N.T.C.T.).
- 2.2 N.T.C.T. has contacted the City Council, as a statutory consultee, in respect of the proposed closure.
- 2.3 Sheffield City Council has conditionally granted outline planning consent to Urbo (West Bar Ltd) (reference 16/02518/OUT) for demolition of existing buildings, and erection of buildings to form a mixed use development comprising office (Class B1), residential (Class C3), hotel (Class C1) and retail and leisure (Classes A1, A2, A3, A4, A5, D1 and D2) uses, provision of public realm space and car parking accommodation, for the development site bounded by Corporation Street, Bridge Street and West Bar in Sheffield S3.
- 2.4 The applicant contends that, in order to facilitate the development, it will be necessary to permanently stop up the areas of highway shown by black hatching on the closure plan included as Appendix A.

3.0 CONSULTATIONS

- 3.1 In this particular case, it is not the role of the City Council to consult the statutory organisations and other relevant bodies. However, as part of the process of making the application to N.T.C.T., the applicant should have consulted the usual sources and been in discussion with affected parties concerning the resiting and protection of their equipment. It is understood that the N.T.C.T. also make their own consultations as appropriate.
- 3.2 Officers have been informally advised that one or more utilities have expressed concern that their equipment may be affected by the proposed closure. Those

utilities have been advised to express their concern direct to NTCT (through a formal objection if appropriate) in response to their consultation on this proposed Order. At the time of writing this report the Council had not received formal notification of any objections. In any case, regardless of support from the Council as Local Highway Authority, NTCT will not make the Order if there are unresolved objections from utilities or others.

4.0 LEGAL IMPLICATIONS

4.1 The Director of Legal & Governance has been consulted and has advised that, assuming the subject area of highway needs to be stopped up to facilitate the development, and that planning consent has been granted, it will be appropriate to process the closure using the powers contained within Section 247 of the Town & Country Planning Act 1990.

5.0 HIGHWAY IMPLICATIONS

5.1 All the subject streets are unclassified all-purpose adopted public highways, except Bridge Street, which is the classified all-purpose adopted public highway C711 (although the only part of Bridge Street proposed for closure is a small sliver of a wide footway area at its northern end by its junction with Shalesmoor).

5.2 The developer asserts that the proposed permanent highway closures are necessary to facilitate the development which has got planning consent.

5.3 Officers in the Council's Highway Development Management team have been consulted on the proposed closures. Although there will clearly be matters of detail with regard to the resulting highway arrangements (which will need to be dealt with later by Planning as 'Reserved Matters' for each phase of this large development), they are content that the proposed Stopping Up will not leave problematic issues which cannot be dealt with by Reserved Matters, and therefore did not raise any objection to the Stopping Up Order application.

5.4 On that basis, the Council is satisfied that:

- it will be necessary to close the pieces of existing highway shown hatched on the plan attached as Appendix A in order to facilitate the outline planning consent;
- the removal of that land from the highway will not have a detrimental effect on users of the surrounding highway network, or affect the public's enjoyment of the area.

6.0 EQUAL OPPORTUNITY IMPLICATIONS

6.1 No particular equal opportunity implications arise from the proposal in this report.

7.0 ENVIRONMENTAL IMPLICATIONS

7.1 No particular environmental implications arise from the proposal in this report.

8.0 FINANCIAL IMPLICATIONS

8.1 There will be no increase in financial liability on the Council as a result of this proposed Stopping Up Order.

8.2 The costs associated with, and arising from, the permanent highway closure and consequent works to build the development on site, will all be met by the applicant.

9.0 CONCLUSION

9.1 Based on the above information, I have no objections to the proposed Order, as shown on the plan included at Appendix A.

10.0 RECOMMENDATIONS

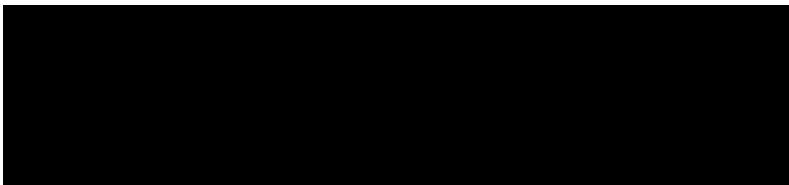
10.1 Raise no objection to the proposed stopping up of Plum Lane, Plum Street, Water Street, and parts of Bridge Street, Love Street and Workhouse Lane in the West Bar area of Sheffield, S3, as shown by hatching on the plan included as Appendix A, subject to satisfactory arrangements being made with Statutory Undertakers with regards to any of their mains and services that may be affected..

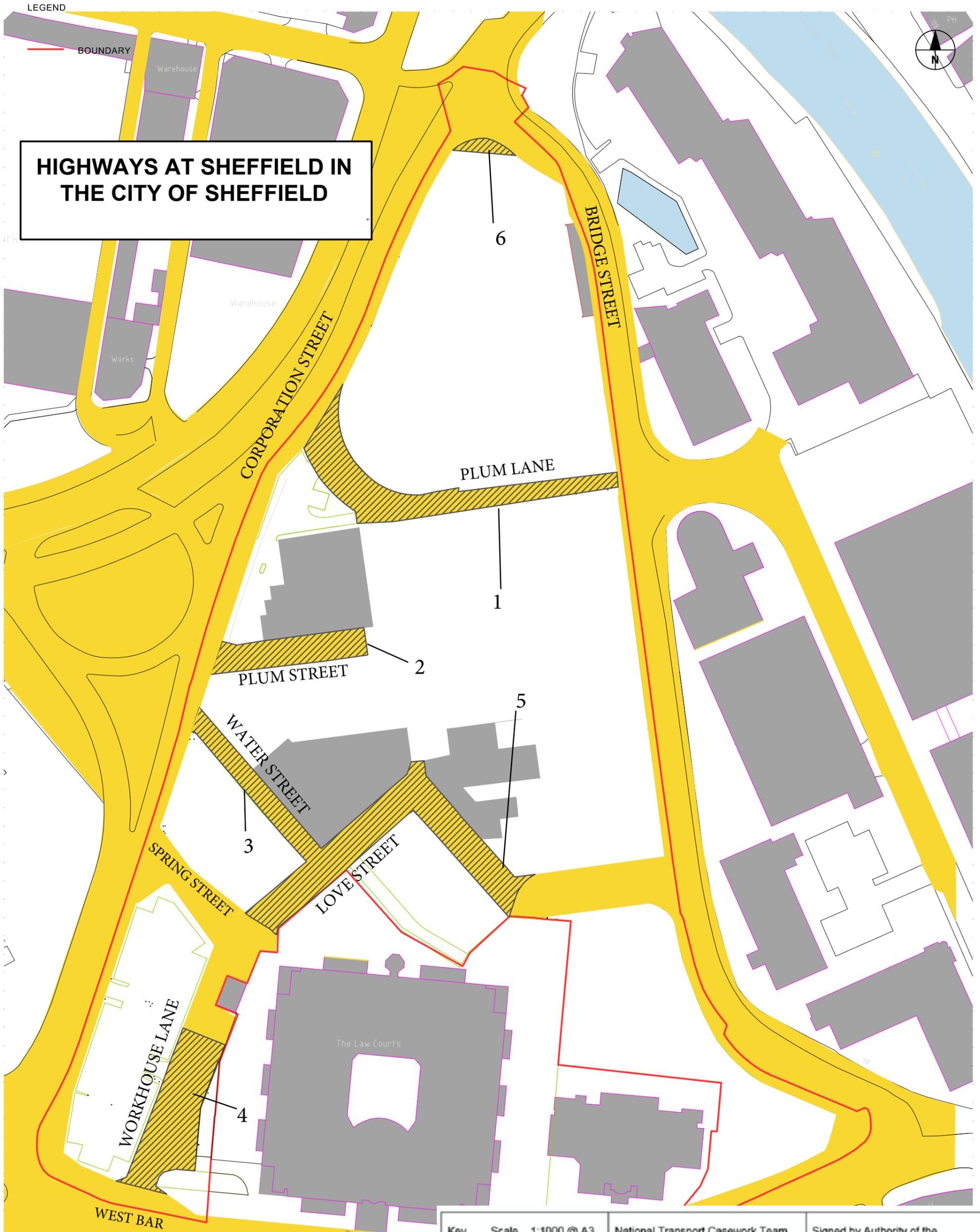
10.2 Authorise the Director of Legal & Governance to notify N.T.C.T. of this decision.

Richard Day
Principal Engineer
Highway Records & Address Management
Highway Maintenance Division

18 December 2018

REPORT APPROVED BY TOM FINNEGAN-SMITH
HEAD OF STRATEGIC TRANSPORT AND INFRASTRUCTURE





HIGHWAYS AT SHEFFIELD IN THE CITY OF SHEFFIELD

Key	Scale 1:1000 @ A3	National Transport Casework Team	Signed by Authority of the Secretary of State
Highways to be stopped up		Department for Transport	on.....2018
		Plan No: NATTRAN/Y&H/S247/3582	Signature.....
			DAVE CANDLISH An Official in the National Transport Casework Team Department for Transport