

## TEAM MANAGER, HIGHWAY RECORDS

REPORT TO HEAD OF STRATEGIC TRANSPORT AND INFRASTRUCTURE  
18 JULY 2018

### PROPOSED STOPPING UP OF PARTS OF THE HIGHWAY FOOTWAYS ON FITZWILLIAM STREET, HODGSON STREET AND THOMAS STREET, SHEFFIELD CITY CENTRE

#### 1.0 PURPOSE

- 1.1 To seek authority to approve the proposed Stopping-Up Order for parts of the public highway footways on Fitzwilliam Street, Hodgson Street and Thomas Street, Sheffield city centre, in connection with the re-development of the Stokes Tiles site.

#### 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 The applicant is seeking the permanent closure of significant parts of the wide footway of Fitzwilliam Street along the frontage of the development site, as well as smaller slivers of footway on Hodgson Street and Thomas Street. A planning application under reference 17/04517/FUL for demolition of existing buildings and erection of four buildings for purpose-built student and/or co-living accommodation, comprising 268 studios and 87 cluster apartments, providing a total of 864 beds, with ancillary communal facilities and amenity space, ground floor commercial units, cycle parking, access and landscaping works, has been made and is pending decision by Sheffield City Council.
- 2.4 The applicant contends that, in order to facilitate the development, it will be necessary to permanently stop up the areas of highway footway shown beige 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. At the time of writing this report the

Council had not received notification of any objections.

#### 4.0 LEGAL IMPLICATIONS

- 4.1 The Director of Legal Services has been consulted and has advised that, assuming the subject areas of highway need to be stopped up to facilitate the development, and subject to planning consent being 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 Fitzwilliam Street, Hodgson Street and Thomas Street are unclassified all-purpose adopted public highways.
- 5.2 In order to facilitate the proposed new development, the developer seeks to use a larger footprint than the current buildings on the site, thus necessitating closure as highway of the sections of footway shown beige on the closure plan included as Appendix A.
- 5.3 Earlier proposals from the applicant for the re-development of this site sought to take a greater width of Fitzwilliam Street out of the public highway, which led to concerns that inadequate width would thus be left to allow for the proposed future use of Fitzwilliam Street as a public transport corridor. However, lengthy dialogue between the applicant and Officers in the Council's Development Management, Highway Development Management, and Transport Planning teams led to the current (revised) Stopping Up proposal, which Officers are satisfied will leave adequate public highway width for all currently-proposed future usage.
- 5.4 There were no concerns with the minor slivers of Stopping Up proposed for Hodgson Street and Thomas Street.
- 5.5 On that basis, the Council is satisfied that:
- it will be necessary to close the existing sections of public highway footway shown beige on the plan attached as Appendix A in order to facilitate the planning consent (if granted);
  - 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 Subject to Planning Consent being granted, raise no objection to the proposed stopping up of parts of the public highway footways on Fitzwilliam Street, Hodgson Street and Thomas Street, Sheffield city centre, as shown beige on the closure plan included as Appendix A.

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

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

18 July 2018

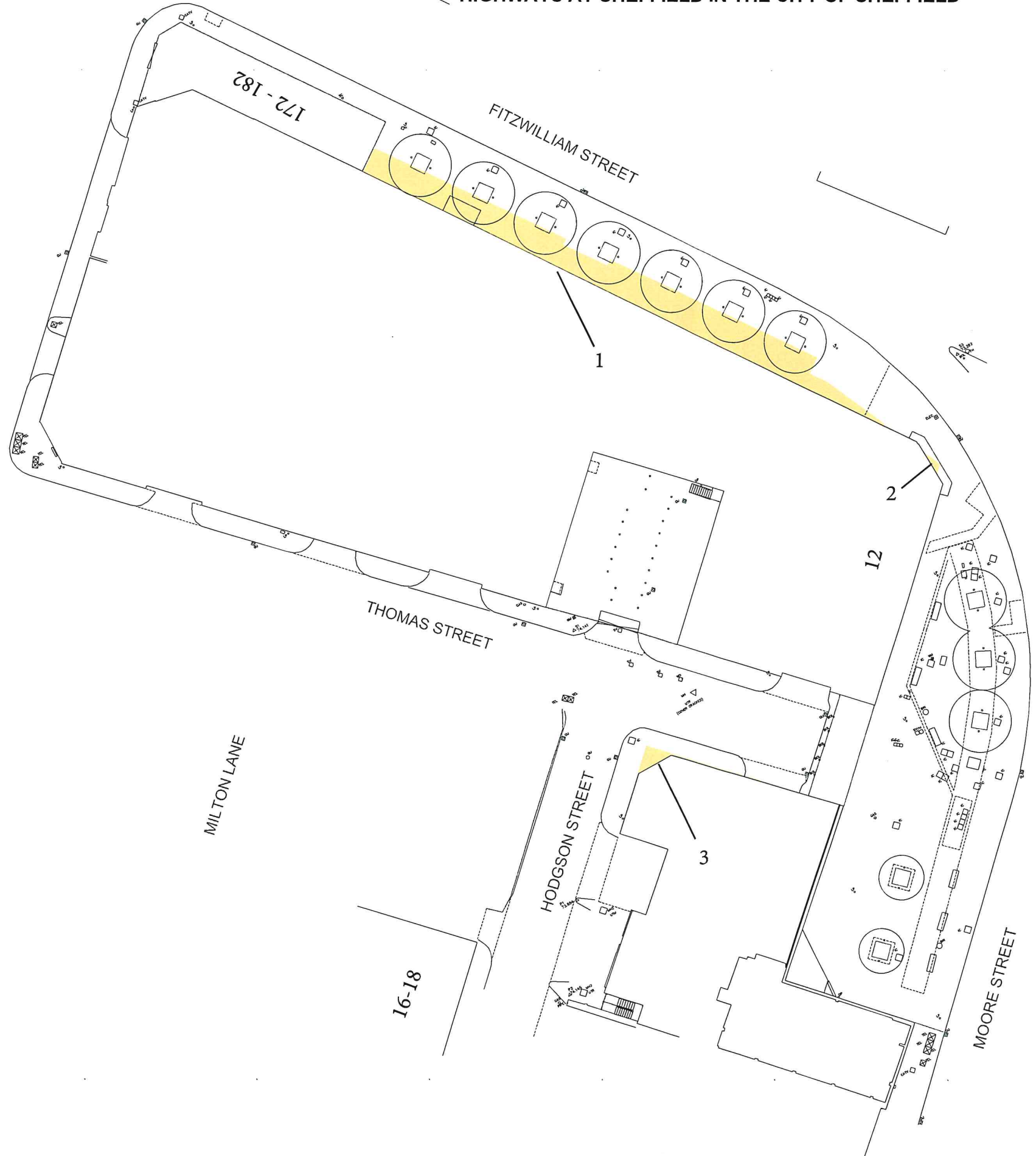
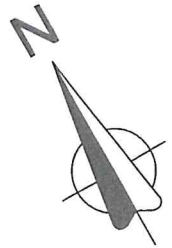
REPORT APPROVED BY TOM FINNEGAN-SMITH  
HEAD OF STRATEGIC TRANSPORT AND INFRASTRUCTURE

Signed.....

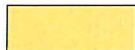
Date.....

18/7/18

HIGHWAYS AT SHEFFIELD IN THE CITY OF SHEFFIELD



Key Scale 1:500 @ A3

Highways to be stopped up 

National Transport Casework Team

Department for Transport

Plan No:  
NATTRAN/Y&H/S2473093

Signed by Authority of the Secretary of State

on ..... 2018

Signature .....

DAVE CANDLISH  
An Official in the  
National Transport Casework Team  
Department for Transport