

TEAM MANAGER, HIGHWAY RECORDS

REPORT TO HEAD OF STRATEGIC TRANSPORT AND INFRASTRUCTURE
8 July 2020

PROPOSED STOPPING UP OF HIGHWAY AT 127-155 PINSTONE STREET, SHEFFIELD S1 4QR

1.0 PURPOSE

- 1.1 To seek authority to approve the proposed Stopping Up Order for the permanent closure of part of Pinstone Street and part of Furnival Gate in the City Centre area of Sheffield.

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 planning consent (reference 19/04532/REM) for the demolition of buildings and erection of 25/14/4-storey building (excluding basements and roof terraces) comprising residential dwellings and ground / first floor commercial units (Use Classes A1/A2/A3/A4) (Application to approve layout, scale, appearance, landscaping and access as reserved under planning permission no. 18/02967/OUT) at Midcity House, 17 Furnival Gate, Sheffield, S1 4QR.
- 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 hatching on the closure plan included as Appendix A.

3.0 CONSULTATIONS

- 3.1 In this 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 & Governance has been consulted and has advised that, assuming the subject area of highway needs to be stopped up to facilitate the approved development, 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 Pinstone Street is a classified (C707) all-purpose adopted public highway. The area proposed for permanent closure currently forms part of a wide footway, with a variable width between 5.5 and 8.8 metres.

5.2 Furnival Gate is a classified (C725) all-purpose adopted public highway. The subject area forms part of a wide footway of approximately 8.5 metres in width.

5.3 The sections of Pinstone Street and Furnival Gate shown as points C to D and D to E respectively, form a colonnade area that, although public highway and available to public pedestrians, also tend to be utilised as informal forecourts for the commercial premises that are served. Although the area around this building is generally busy with public pedestrians (as can be seen in the photos included as Appendix B), consideration was given to the expected future usage levels of the footways in this vicinity during the Planning Application process, and the development received Planning Consent based on the adequacy of the proposed remaining retained public highway footway widths, which vary between approximately 4 and 5.5 metres.

5.4 As a result of the development approximately 22 metres of the footway on the Union Street side will be widened from 2.5 to 4.5 metres.

5.5 The developer asserts that the proposed permanent closure is necessary to facilitate the development.

5.6 On that basis, the Council is satisfied that:

- it will be necessary to close the piece of highway shown hatched on the plan attached as Appendix A in order to facilitate the development;
- 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 As a result of this proposed Stopping Up Order and taking in to account the additional widening at Union Street, an area of footway approximately 154m² (gross) will be removed from the highway network, resulting in a small overall reduction in financial liability to the Council.

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 Order for the permanent closure of part of Pinstone Street and part of Furnival Gate in the City Centre area of Sheffield, as shown by black hatching on the plan included as Appendix A.

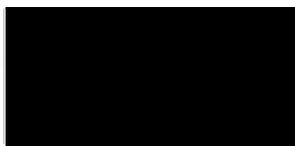
10.2 Authorise the Director of Legal & Governance to notify N.T.C.T. of this decision.

Mark Reeder
Engineer
Highway Records
Highway Maintenance Division

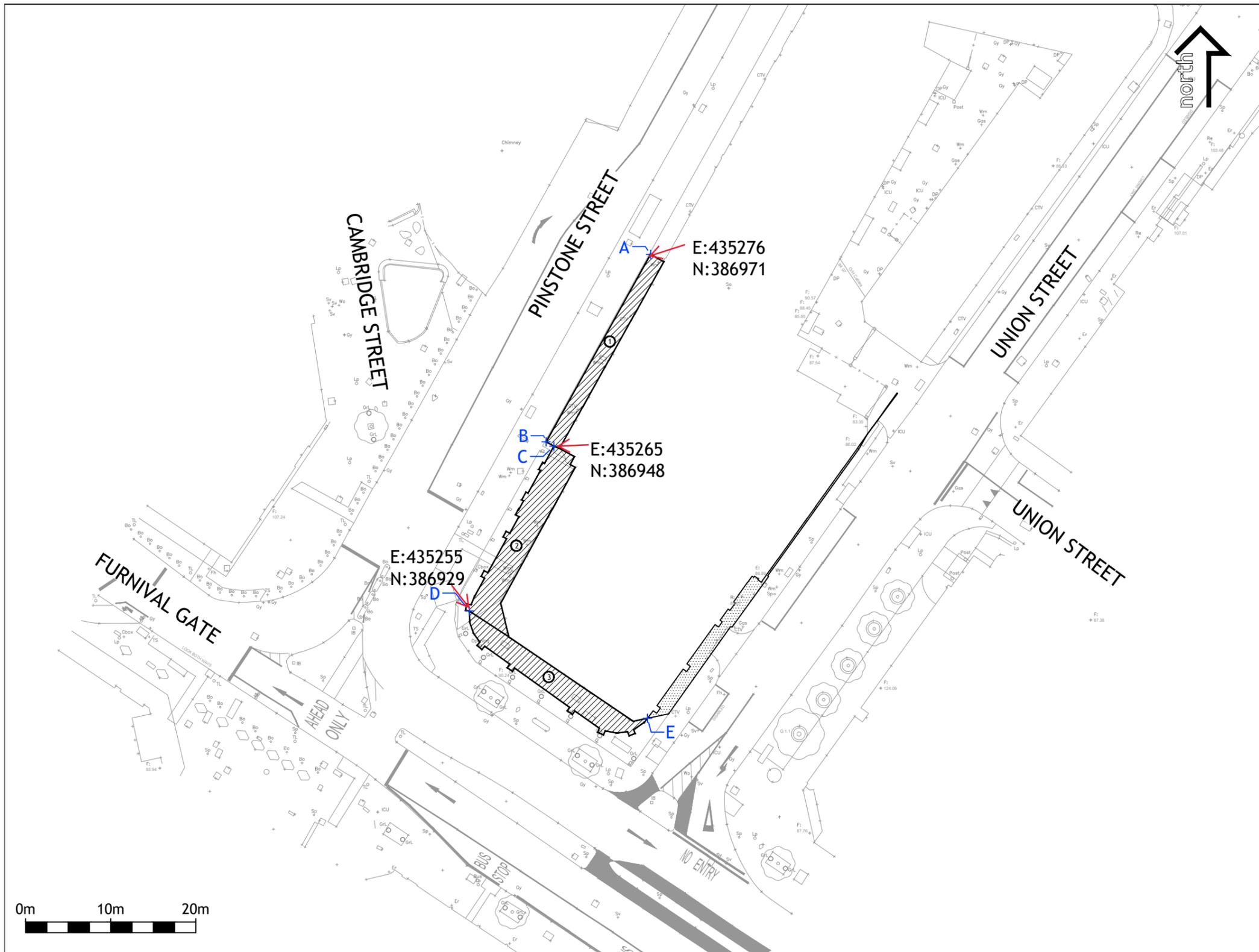
8 July 2020

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

Signed



Date 3 August 2020



THIS DRAWING IS T REGISTERED IN ENGLA

DOT

KEY

EXISTING FO

NEW HIGHWA

Key Scale 1:500 @ A3

Highways to be stopped up

A CHANGES FOLLO
REV Proposed new highway

Client: COREM INVESTME

National Transport Casework Team

Project MIXED-USE DEVELOPMENT
PINSTONE STREET SHEFFIELD
NATTRAN/YH/S247/4257

Signed by Authority of the Secretary of State

Drawing Title ROAD CLOSURE A

Signature.....

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

PREL

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Drawn by ML Checked by PI

Job Number 3790 Drawing Number S278-

NOTES

GENERAL NOTES

a. THE TOPOGRAPHICAL SURVEY IS BASED ON INFORMATION PRODUCED BY GREENHATCH, DRAWINGS 35410_T_REV.0 AND 35410_T_3D_REV.0, DATED 29 NOVEMBER 2019. THE INFORMATION USED IN PREPARATION OF THIS AND ALL OTHER FORE CONSULTING DESIGNS AND DRAWINGS IS NOT WARRANTED. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL SURVEY INFORMATION PROVIDED AND REPORT ANY ANOMALIES TO FORE CONSULTING.

DESIGN NOTES

- ALL DESIGN AND WORKS TO COMPLY WITH CURRENT VERSION OF THE FOLLOWING DOCUMENTS:
 - DESIGN MANUAL FOR ROADS AND BRIDGES (DMRB);
 - SPECIFICATION FOR HIGHWAY WORKS (SHW);
 - MANUAL FOR STREETS (MFS); AND
 - SHEFFIELD CITY COUNCIL (SCC) DESIGN GUIDE AND SPECIFICATION.
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL ARCHITECTS, ENGINEERS & SPECIALISTS DRAWINGS AND SPECIFICATIONS.

APPENDIX B

Pic 1. Looking towards Pinstone Street from The Moor



Pic 2. Furnival Gate as viewed from junction with Union Street

