

SHEFFIELD CITY COUNCIL

PLANNING APPLICATION

13/01586/COND

PROPOSAL: Application to approve details in relation to condition numbers 3. Reconstruction of footways; 4. Land Contamination Risk Assessment Report; 5. Phase II Site Investigation Report; 6.

ADDRESS: Remediation Strategy, 7. Hard surfaced areas, and 8. Facing, roofing and boundary treatments; relating to planning permission 12/03258/FUL

LOCATION AND PROPOSAL

This application seeks permission to discharge various conditions that were attached to an application that was granted consent in 2012. The previous application sought consent to erect 4 dwellinghouses within a row of traditionally styled terraced properties.

The conditions which are to be discharged relate to proposed materials, land contamination and highway issues.

RELEVANT PLANNING HISTORY

This application seeks permission to discharge various conditions that were attached to an application that granted permission for the erection of 4 dwellinghouses. The application was submitted in 2012 and is referenced 12/03258/FUL.

SUMMARY OF REPRESENTATIONS

No representations have been received in connection with this application.

PLANNING ASSESSMENT

Planning application 12/03258/FUL had 10 conditions attached to the approval. Whilst 4 of the conditions did not require the submission of further details before the development commences, conditions 3, 4, 5, 6, 7 and 8 all need to be discharged before the commencement of development.

Condition 3

Condition 3 sought details of the arrangements for the reconstruction of the public footpath. These details have been provided and are considered to be acceptable in this instance. However, whilst the details required in the condition can be discharged, the condition still remains in force until the works have been completed.

Conditions 4, 5 and 6

These conditions required the developer to investigate whether or not the ground is contaminated and to produce a Phase 1 and 2 report outlining such

findings. The reports provided are considered satisfactory for the purposes of conditions 4 and 5. However, condition 6 relates to any associated remediation works outlined in conditions 4 and 5 being implemented and the Local Planning Authority being notified if any unexpected contamination is encountered. Accordingly, whilst conditions 4 and 5 can be discharged, condition 6 remains in force until all works are carried out.

Conditions 7 and 8

Conditions 7 and 8 required details of the external materials and finishes of the dwelling to be submitted. Whilst condition 8 related to the finishes of the dwelling; condition 7 sought details of the areas of hardstanding and confirmation that all water will drain into areas within the site.

The details relating to condition 7 have been received and are considered to be acceptable. As such, the details of condition 7 are discharged, subject to the development being carried out in accordance with the details provided. However, condition 8 is not discharged as no details have been received.

SUMMARY AND RECOMMENDATION

Where details have been submitted, the conditions for which this application sought to discharge have been approved, although the majority of the conditions will remain in force. However, no details have been provided that relate to condition 7 and as such, this condition is not therefore discharged.