



## APPROVAL OF RESERVED MATTERS

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2016/1042

**To** Architectural Drawings Ltd  
44 Park Road  
Barnsley  
S70 1YE

**Proposal** Reserved Matters of outline planning application 2011/0658 (access, appearance, landscaping, layout and scale) - Wortley Village Masterplan sites 1-4, 7-10 (residential - 24 dwellings in total) and site 11 (commercial units).

**At** Wortley Village Masterplan Proposals (Sites 1-4 and 7-10 Residential), Wortley Village, Sheffield

**Approval is hereby given** for the proposals which were the subject of the Application and Plans registered by the Council on 15 November 2016 and described above, being matters reserved in the permission granted on under Application .

The approval is subject on compliance with the details specified in the application, the approved plans and conditions of the outline permission and, additionally, is subject to the following conditions:-

1 The development hereby permitted shall be begun before 16th June 2020.  
**Reason: In order to comply with the provision of Section 92 of the Town and Country Planning Act 1990.**

2 The development hereby approved shall be carried out strictly in accordance with the following plans and specifications as approved unless required by any other conditions in this permission:-

Job no 707 Drawing no 01-01 P1 Site 1 Existing and Proposed Site Layout  
Job no 707 Drawing no 01-02 Site 1 - Plot 1 Proposed Plans and Elevations  
Job no 707 Drawing no 01-03 Site 1 - Plot 2 Proposed Plans and Elevations  
Job no 707 Drawing no 01-04 'Site 1 - Proposed Site Sections

Job no 707 drawing no 02-01 rev P1 Site 2 Proposed dwelling drawing title  
Job no 707 drawing no 02-02 rev P2 Site 2 Proposed General arrangement

Job no 707 rev P2 Site 3 Existing and Proposed site plans  
Job no 707 drawing 03-02 rev P2 Site 3 plots 1 & 2 Proposed plans and elevations  
Job no 707 drawing no 03-03 rev P1 Site 3 Plots 3-8 Proposed plans and elevations



Job no 707 drawing no 03-04 Typical Site Sections

Job no 707 drawing 04-01 rev P1 Site 4 Existing and Proposed site plans

Job no 707 drawing 04-02 P1 Site 4 Proposed Plans and Elevations

Job no 707 drawing no 07-01 rev P1 Site 7 Existing and Proposed Plans

Job no 707 drawing no 07-02 rev P1 Site 7 Plots 1-3 Proposed Plans and Elevations

Job no 707 drawing no 07-03 rev P1 Site 8 Plots 1-3 Proposed Garages

Job no 707 drawing no 08-01 rev P2 Site 8 Existing and Proposed Site Layout

Job no 707 drawing no 08-02 rev P1 Site 8 Proposed Plans & Elevations

Job no 707 drawing no 08-03 rev P1 Typical Site Sections

Job no 707 drawing no 08-04 rev P1 Site 8 Site Layout

Job no 707 drawing no 09-01 Site 9 Existing and Proposed Site Plans

Job no 707 drawing no 09-02 P1 Proposed Alms Houses General Arrangement

Job no 707 drawing no 09-03 rev P1 Site 9 Proposed Alms Houses Site Layout

Job no 707 drawing no 10-01 rev P1 Site 10 Existing and Proposed Site Layout

Job no 707 drawing no 10-02 rev P1 Site 10 Proposed Dwelling General Arrangement

Job no 707 drawing no 11-01 Rev P1 Site 11 Existing and Proposed Site Layout

Job no 707 drawing no 11-02 Site 11 Units 1-6 General Arrangement

Job no 707 drawing no 11-03 Site 11 Units 7-8 General Arrangement

**Reason: In the interests of the visual amenities of the locality and in accordance with LDF Core Strategy Policy CSP 29, Design.**

- 3 The development hereby approved shall be carried out strictly in accordance with the mitigation measures identified in the following Ecological Surveys

Whitcher Wildlife Ltd Ecological Consultants report ref 160492, Plot 1 Rev 3 WORTLEY VILLAGE PLOT 1 Ecology Survey

Whitcher Wildlife Ltd Ecological Consultants report ref 160492, Plot 2, Rev 3 WORTLEY VILLAGE PLOT 2 Ecology Survey

Whitcher Wildlife Ltd Ecological Consultants report ref 160492, Plot 3/Rev4, WORTLEY VILLAGE PLOT 3, Ecology Survey

Whitcher Wildlife Ltd Ecological Consultants report ref 160492, Plot 4, WORTLEY VILLAGE PLOT 4, Ecology Survey

Whitcher Wildlife Ltd Ecological Consultants report ref 160492, Plot 7/Rev2, WORTLEY VILLAGE PLOT 7, Ecology Survey

Whitcher Wildlife Ltd Ecological Consultants report ref 160492, Plot 8/Rev1, WORTLEY VILLAGE PLOT 8, Ecology Survey

Whitcher Wildlife Ltd Ecological Consultants report ref 160492, Plot 9/Rev 3, WORTLEY VILLAGE PLOT 9, Ecology Survey

Whitcher Wildlife Ltd Ecological Consultants report ref 160492, Plot 10, WORTLEY VILLAGE PLOT 10, Ecology Survey

Whitcher Wildlife Ltd Ecological Consultants report ref 160492, Plot 11/Rev 1, WORTLEY VILLAGE PLOT 11, Ecology Survey

Prior to occupation of development on each of the sites details of a timetable for implementation of the enhancement measures shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.

**Reason: To conserve and enhance biodiversity in accordance with Core Strategy Policy CSP 36.**

- 4 No development shall take place in respect of each site until samples of the proposed external materials have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details for each site.  
**Reason: In the interests of the visual amenities of the locality and in accordance with LDF Core Strategy Policy CSP 29, Design.**
- 5 No development above ground level shall take place for each site until there has been submitted to and approved in writing by the Local Planning Authority, full details of both hard and soft landscaping works, including details of the species, positions and planted heights of proposed trees and shrubs; together with details of the position and condition of any existing trees and hedgerows to be retained. The approved hard landscaping details shall be implemented prior to the occupation of the buildings on each site.  
**Reason: In the interests of the visual amenities of the locality, in accordance with Core Strategy Policy CSP 29.**
- 6 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings on each site and any trees or plants which die within a period of 5 years from the completion of the development, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.  
**Reason: In the interests of the visual amenities of the locality, in accordance with Core Strategy Policy CSP 29.**
- 7 Construction or remediation work comprising the use of plant, machinery or equipment, or deliveries of materials shall only take place between the hours of 0800 to 1800 Monday to Friday and 0900 to 1400 on Saturdays and at no time on Sundays or Bank Holidays.  
**Reason: In the interests of the amenities of local residents and in accordance with Core Strategy Policy CSP 40.**
- 8 The parking/manoeuvring facilities, indicated on the submitted plan, shall be surfaced in a solid bound material (i.e. 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: In the interest of highway safety, in accordance with Core Strategy Policy CSP 26.**
- 9 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2015 (or any Order revoking or re-enacting that Order with or without modification), no enlargement, improvement or other alteration of the dwellings which would otherwise be permitted by Part 1 of Schedule 2 to that Order shall be carried out without the prior written consent of the Local Planning Authority, and no garages or other outbuildings shall be erected.  
**Reason: To safeguard the privacy and amenities of the occupiers of adjoining residential property in accordance with Core Strategy Policy CSP 29.**
- 10 Prior to the commencement of development on site 11 plans to show the following levels shall be submitted to and approved by the Local Planning Authority; finished floor levels of all buildings and structures; road levels; existing and finished ground levels. Thereafter the development shall proceed in accordance with the approved details.  
**Reason: To enable the impact arising from need for any changes in level to be assessed and in accordance with LDF Core Strategy Policy CSP 29, Design.**

- 11 Prior to commencement of development full highway engineering construction details, (including highway retaining structure, and phasing of the highway works) shall be submitted to and approved in writing by the Local Planning Authority. Development shall proceed in accordance with the approved details.  
**Reason: In the interest of highway safety, in accordance with Core Strategy Policy CSP 26.**

### **Informative(s)**

*Pursuant to article 31(1)(cc) of the Town and Country Planning (Development Management Procedure) Order 2010 (as amended), the Local Planning Authority have, where possible, made a pre-application advice service available, complied with our Planning Service Charter for Business and otherwise actively engaged with the applicant in dealing with the application.*

*Please be aware that the Council monitors construction sites and open land within the vicinity such sites in an attempt to prevent fly tipping (i.e. unauthorised deposit of waste on land), which is illegal under the Environmental Protection Act 1990. The penalties for fly-tipping can include:*

- *a fine of up to £50,000 and*
- *up to six months imprisonment on conviction*

*Therefore, if necessary, please ensure that all demolition waste and waste associated with the construction of the approved development is disposed of via approved methods and that documents are retained to prove this.*

Signed

Joe Jenkinson



Dated 15 June 2017

Head of Planning and Building Control

The grant of this consent does not constitute or imply permission, approval or consent by the Local Authority for any other purpose.

## NOTES:-

1. If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment, Transport and Regions in accordance with Section 36 of the Town and Country Planning Act 1971 within six months of receipt of this notice. (Appeals must be made on a form which is obtainable from The Planning Inspectorate, Room 3/24 Hawk Wing, Temple Quay, 2 The Square, Temple Quay, Bristol, BS1 6PN). The Secretary of State has power to allow a longer period for the giving of a notice of appeal, but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposal development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements\*, to the provisions of the development order, and to any directions given under the order. He does not, in practice, refuse to entertain appeals solely because the local planning was based on a direction given by him.
2. If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or the Secretary of State for the Environment, Transport and Regions and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Common Council, or County Council, London Borough or District Council in which land is situated as the case may be, a purchase notice requiring the Council to purchase his interest in the land in accordance with the provisions of Part IX of the Town and Country Planning Act 1971.
3. In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him. These circumstances in which such compensation is payable are set out in Section 169 of the Town and Country Planning Act 1971.

\* The statutory requirements are those set out in section 36(7) of the Town and Country Planning Act 1971, namely sections 29(1), 30(1), 67 and 74 of the Act.