

TEAM MANAGER, HIGHWAY RECORDS

REPORT TO HEAD OF STRATEGIC TRANSPORT AND INFRASTRUCTURE

1st April 2021

PROPOSED STOPPING UP OF HIGHWAY AT CROSS BURGESS STREET, CAMBRIDGE STREET, CHARLES STREET AND PINSTONE STREET, SHEFFIELD S1 4HJ

1.0 PURPOSE

- 1.1 To seek authority to approve the proposed Stopping Up Order for the permanent closure of small parts of Cambridge Street, Charles Street, Cross Burgess Street and Pinstone Street in the City Centre area of Sheffield, as shown hatched black on the plans included as Appendix A and B, hereby referred to as 'the plans'.

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 granted planning consent conditionally under reference 18/04257/RG3 for alterations to Laycock House to provide 5 retail units to ground floor and 4 apartments above, demolition of remaining buildings and erection of an 8 storey building comprising retail/cafe/bar space at ground floor, offices and 52 apartments above and associated works. Planning permission has also been granted conditionally under reference 18/04069/RG3 for the retention of Pinstone Street and part of Charles Street and Cambridge Street facade, demolition of buildings behind and erection of a seven storey building for mixed use (retail/cafe/bar) space at ground floor with offices above and the associated works.
- 2.4 These planning applications are part of the City Council's 'Heart of the City 2' development project, more details of which can be found at <https://www.heartofcity2.com/>.
- 2.5 The applicant contends that, to facilitate the development, it will be necessary to permanently stop up the areas of highway shown by black hatching on the plans.

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 re-siting 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 areas of highway need 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 Cambridge Street, Charles Street and Cross Burgess Street are unclassified all-purpose adopted public highways. Pinstone Street is a classified (C707) all-purpose adopted public highway.

5.2 New areas of highway will be provided along Cambridge Street, Charles Street, Cross Burgess Street and Pinstone Street, widening the footway at the locations shown stippled on the plans.

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

5.4 On that basis, the Council is satisfied that:

- it will be necessary to close the piece of highway shown hatched black on the plans attached as Appendix A and Appendix B 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 new highway to be provided (footway widening) the change in area of highway to be publicly maintained is minimal. Consequently, there is little change in financial liability to the Council as Local Highway Authority.

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 (including commuted sums for future maintenance if applicable).

9.0 CONCLUSION

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

10.0 RECOMMENDATIONS

10.1 Raise no objection to the proposed Stopping Up Order for the permanent closure of parts of Cambridge Street, Charles Street, Cross Burgess Street and Pinstone Street, as shown by black hatching on the plans included as Appendix A and Appendix B.

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

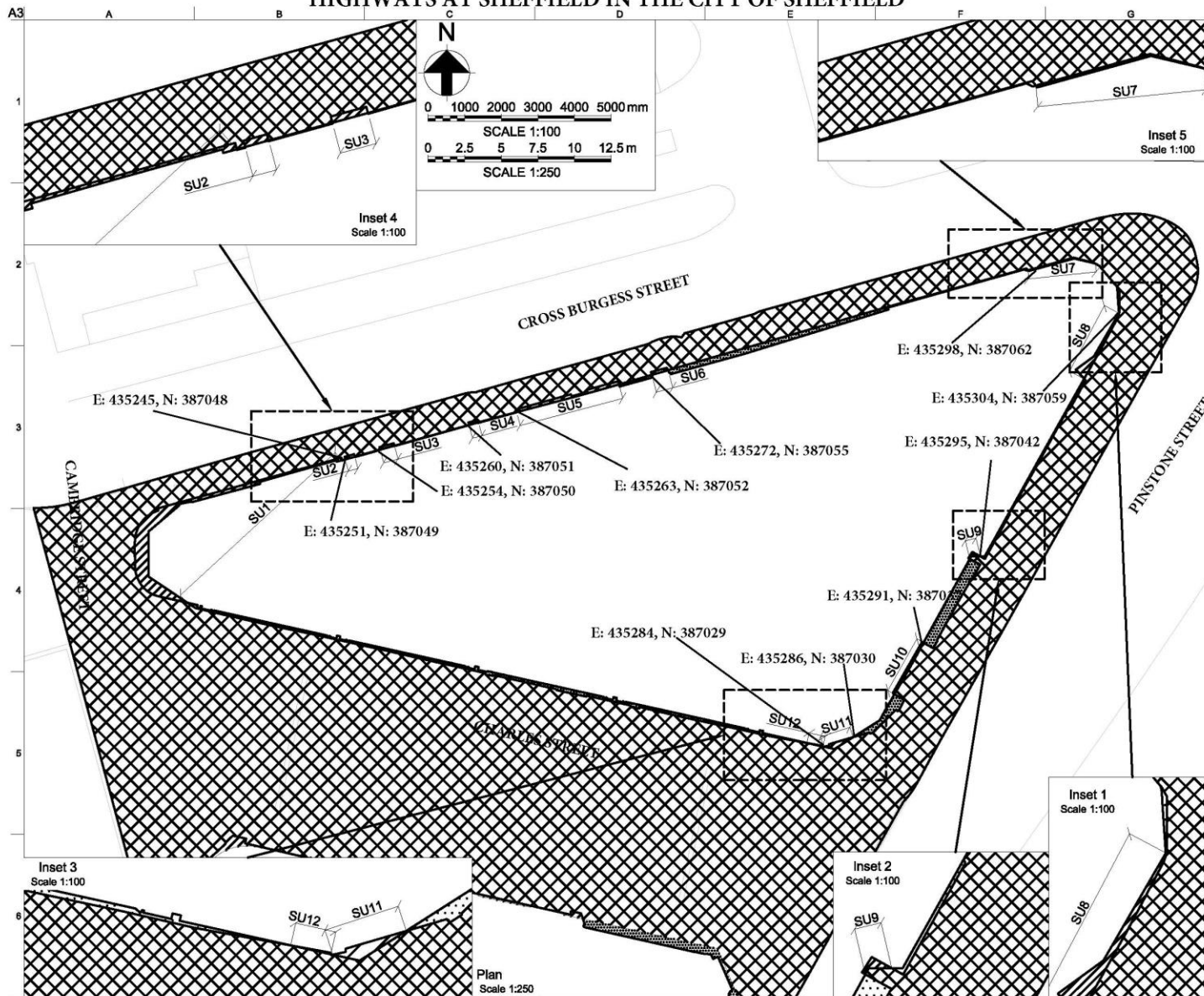
1st April 2021

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

Signed

Date 30 March 2021

HIGHWAYS AT SHEFFIELD IN THE CITY OF SHEFFIELD

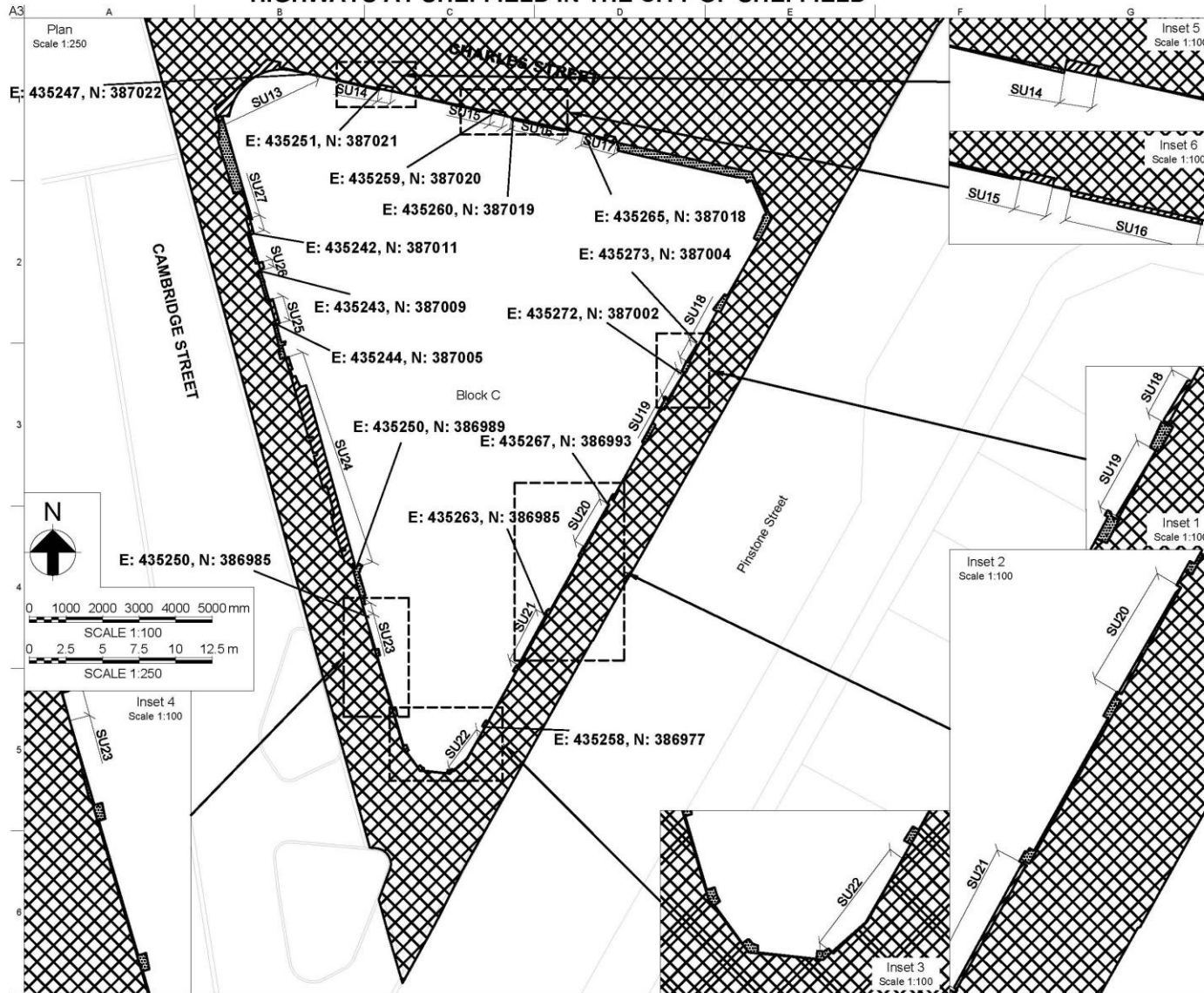


APPENDIX A

Key	Scale 1:250 @ A3 Inset 1:100 @ A3
Highways to be stopped up	
Proposed highway to be improved	
Proposed new highway	
National Transport Casework Team	
Department for Transport	
Plan No: NATTRAN/Y&H/S247/4537	
SITE PLAN 1	
Signed by Authority of the Secretary of State	
on 2021	
Signature	
DAVE CANDLISH An Official in the National Transport Casework Team Department for Transport	

Do not scale

HIGHWAYS AT SHEFFIELD IN THE CITY OF SHEFFIELD



APPENDIX B

Key	Scale 1:250 @ A3 Inset 1:100 @ A3
Highways to be stopped up	
Proposed highway to be improved	
Proposed new highway	
National Transport Casework Team	
Department for Transport	
Plan No: NATTRAN/Y&H/S247/4537	
SITE PLAN 2	
Signed by Authority of the Secretary of State	
on2021	
Signature	
DAVE CANDLISH An Official in the National Transport Casework Team Department for Transport	