

**DEVELOPMENT, ENVIRONMENT AND LEISURE
Development Services**

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Ref: 09/01676/CHU

Date: 26 November 2009

Stephen George - Bradway Action Group

Dear Sir or Madam,

Notice of Planning Application for Change of Use Decision

Proposal: Use of car showroom (Sui Generis) as retail convenience store (Use Class A1)

Location: Former Hatfields Garages Ltd, Abbeydale Road South, Sheffield, S17 3LH,

Applicant: E W Hatfield Ltd

Thank you for your letter making comments about the above application.

After considering the proposal, together with comments, the Council has decided to grant planning permission subject to the condition(s) set out below.

You can see a copy of the officer report, which explains in more detail what lead to the decision, including how your representations were considered, in 'Planning Applications Online'. (At www.sheffield.gov.uk, follow the Planning link and then 'Planning Applications Online'. Put the application number into 'Application Search' and then view the officer report in 'Associated Documents'.) Please allow up to two days for the documentation to be scanned in.

Summary of reason(s) for the grant of planning permission

1. The decision to grant planning permission and impose any conditions has been taken having regard to the policies and proposals in the Sheffield Unitary Development Plan and adopted Core Strategy set out below:

H10 - Development in Housing Areas

H14 - Conditions on Development in Housing Areas

PPS6 - Planning for Town Centres

PPG13 - Transport

CS39 - Neighbourhood Centres

CS67 - Flood Risk Management

and to all relevant material considerations, including Supplementary Planning Guidance.

Large print versions of this letter are available by telephoning (0114) 273 4791

This informative is intended as a summary of the reasons for grant of planning permission. For further detail on the decision please see the application report by contacting the Planning Records section on 2734220 or by visiting Sheffield City Council's website at www.sheffield.gov.uk/your-city-council/council-meetings/planning-boards

Condition(s) and reasons for condition:

- 1 The development must be begun not later than the expiration of three years from the date of this decision.

In order to comply with the requirements of the Town and Country Planning Act.

- 2 The development shall not be begun until the improvements (which expression shall include traffic control, pedestrian and cycle safety measures) to the highways listed below have either;

a) been carried out; or

b) details have been submitted to and approved by the Local Planning Authority of arrangements which have been entered into which will secure that such improvement works will be carried out before the development is brought into use.

Highway Improvements:

- Signalisation of Abbeydale Road South/Twentywell Lane junction
- Abbeydale Road South along site frontage - Traffic Regulations Orders (Prohibition of loading)

To enable the above-mentioned highways to accommodate the increase in traffic, which, in the opinion of the Local Planning Authority, will be generated by the development.

- 3 Prior to the improvement works indicated in the preceding condition being carried out, full details of these improvement works shall have been submitted to and approved in writing by the Local Planning Authority.

In the interests of traffic safety and the amenities of the locality.

- 4 The retail store shall not be used unless all redundant access have been permanently stopped up and reinstated to footway and kerb, and means of vehicular access shall be restricted solely to those access points indicated in the approved plans.

In the interests of traffic safety and the amenities of the locality.

- 5 The retail store shall not be used unless the car parking accommodation for 16 cars as shown on the approved plans has been provided in accordance with those plans and thereafter such car parking accommodation shall be retained for the sole purpose intended.

In the interests of traffic safety and the amenities of the locality.

- 6 The retail store shall not be used unless provision has been made within the site for accommodation of delivery/service vehicles in accordance with the approved plan. Thereafter, all such areas shall be retained free of all obstructions, including the storage, display and depositing of materials, packaging or other objects so that the service yard is fully available for the parking, turning and manoeuvring of delivery/service vehicles.

In the interests of highway safety and the amenities of the locality.

- 7 Before the development is commenced, full details of suitable and sufficient cycle parking accommodation within the site shall have been submitted to and approved in writing by the Local Planning Authority and the retail store shall not be used unless such cycle parking has been provided in accordance with the approved plans and, thereafter, such cycle parking accommodation shall be retained.

In the interests of traffic safety and the amenities of the locality.

- 8 Prior to any works commencing on site full details of the following shall be submitted to and approved in writing by the Local Planning Authority and the construction shall only be progressed in accordance with the approved details:
 - (a) Construction method statement
 - (b) Site safety
 - (c) Location of the site compound and temporary car parking arrangements for contractors
 - (d) Details of any temporary Traffic Regulation Orders

In the interests of traffic safety and the amenities of the locality.

- 9 Before the development is brought into use details of a servicing management plan shall be submitted to and agreed by the Local Planning Authority and all servicing of the development shall be carried out in accordance with the agreed plan.

In the interests of the safety of road users.

- 10 The gross retail floorspace of this development shall be limited to a maximum of 300 square metres.

In order to protect the vitality and viability of neighbouring shopping areas in accordance with Planning Policy Guidance Note 6.

- 11 A minimum of 50% of the retail stores sales area shall be allocated to the sale of convenience goods.

In order to define the permission.

- 12 All externally mounted plant, equipment and machinery shall be designed to achieve a noise level of 10dB below the background noise levels when measured as a LA90 at the site boundary.

In the interests of the amenities of the locality and occupiers of adjoining property.

- 13 The retail store shall be used for the above-mentioned purpose only between 0700 hours and 2200 hours on any day.

In the interests of the amenities of the locality and occupiers of adjoining property.

- 14 Deliveries to the store shall only take place between 0700 hours and 2200 hours on any day.

In the interests of the amenities of the locality and occupiers of adjoining property.

- 15 The development must be carried out in complete accordance with the following approved plans:

YK1377T Fig 3-02

YK1377T Fig 4-02

YK1377T Fig 5-01

YK1377T Fig 6-01

Unless otherwise authorised in writing by the Local Planning Authority.

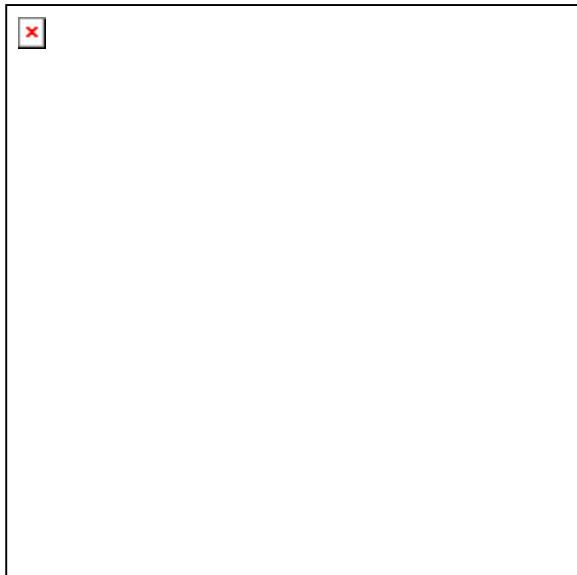
In order to define the permission.

- 16 The retail store shall not be used unless a level threshold has been provided to the entrance thereto in accordance with details to be submitted to and approved in writing by the Local Planning Authority and thereafter such level threshold shall be retained.

To ensure ease of access and facilities for disabled persons at all times.

Thank you for your interest in this matter.

Yours faithfully



Principal Planning Officer
Development Management Section