

TEAM MANAGER, HIGHWAY RECORDS

REPORT TO HEAD OF STRATEGIC TRANSPORT AND INFRASTRUCTURE
28th May 2024.

PROPOSED STOPPING UP OF PART OF MARKET PLACE, CITY CENTRE, SHEFFIELD 1.

1.0 PURPOSE

- 1.1 To seek authority to approve the proposed Stopping-Up Order for part of Market Place, referred to as highway at Angel Street in the Order, Plan and Notice, as shown hatched black on the plan included as Appendix A.

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 The applicant is seeking planning permission, under application number 22/02691/FUL. For the demolition of building and erection of a 40-storey co-living residential tower (Sui Generis) comprising 428 units with ancillary/communal space (1 x 4-bed cluster, 37 x 5-bed clusters, 37 x 6-bed clusters, 1 x 7-bed cluster and 1 x 10-bed cluster), change of use of basement/ground/first floor and part of second floor of 59-73 High Street to commercial (Use Class E) and co-living residential accommodation (Sui Generis) comprising 20 x studios with ancillary/communal space, and hard and soft landscaping works/reconfiguration of King Street/Angel Street.
- 2.3 N.T.C.T. has contacted the City Council, as a statutory consultee, in respect of the proposed closure.
- 2.4 The applicant is seeking the permanent closure of a small area of adopted highway at the junction of Market Place and High Street, as shown hatched black on the plan included as Appendix A.
- 2.5 The applicant contends that, to facilitate the development, it will be necessary to permanently stop up the area of highway shown by black hatching on the closure plan included as Appendix A.

3.0 CONSULTATIONS

- 3.1 In this particular 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 Services has been consulted and has advised that, assuming the subject area of highway needs to be stopped up to facilitate the development, and that planning consent has been granted, 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 Located in the City Centre of Sheffield, Market Place is an all-purpose classified (C716) adopted highway.
- 5.2 The subject area forms part of a wide pedestrian area at the junction of Market Place and High Street. Following closure a footway width of between 2.8 and 3.6 metres will remain at this location.
- 5.3 Colleagues in Highways Development Control have been consulted as part of the planning process and have raised no issues with the closure of the highway.
- 5.4 Therefore, it is considered that the closure should not affect the public's enjoyment of the area. The closure is necessary for the proposed development, and it is considered that it will have no detrimental effect on the surrounding highway network and its users.

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 The closure will result in a very slight reduction to the Highway Maintenance budget.

8.2 All costs relating to the closure of the highway will 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 as Appendix A.

10.0 RECOMMENDATIONS

10.1 Raise no objection to the proposed stopping up of part of Market Place in the City Centre area of Sheffield.

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

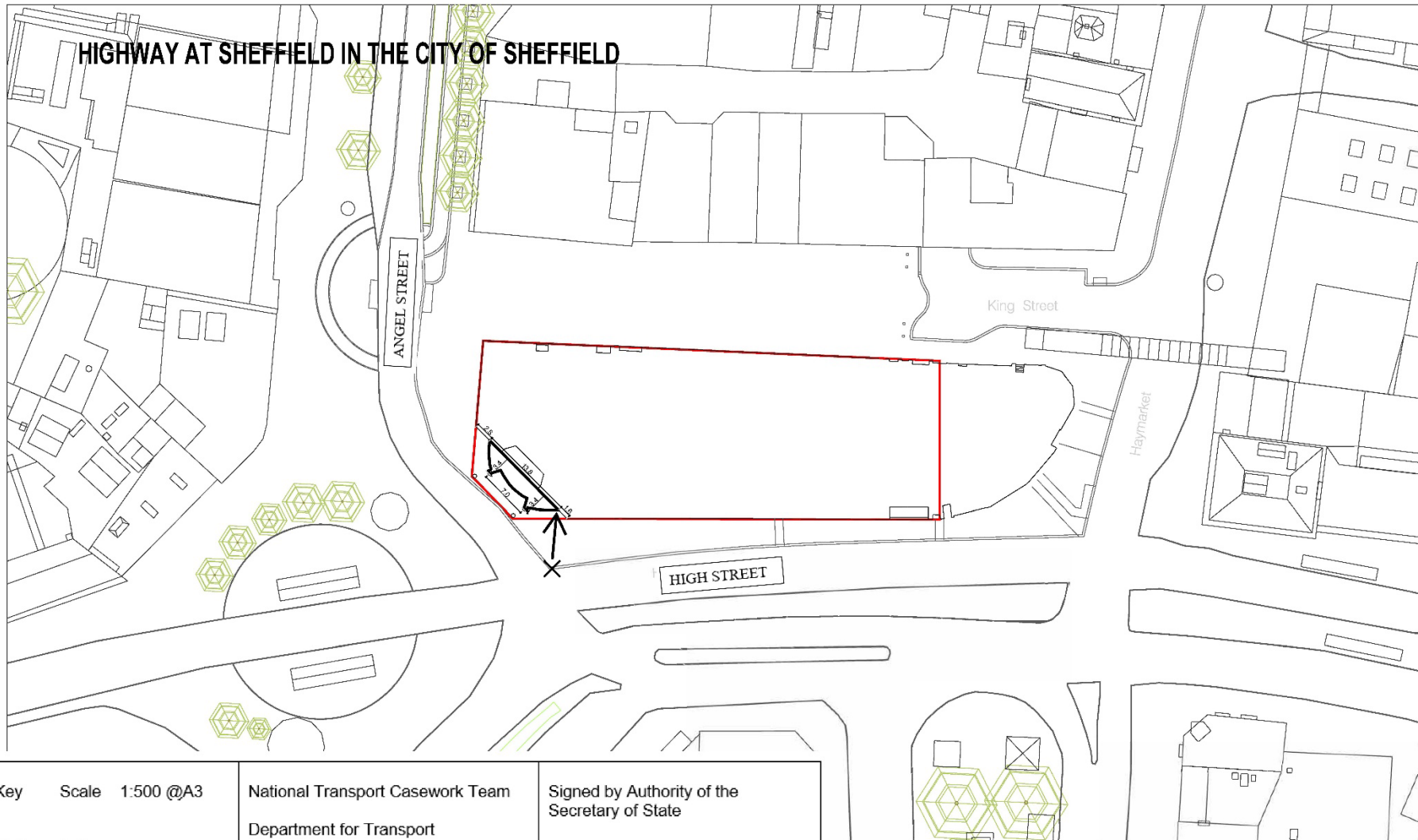
Natalie Marriott
Senior Technician (Acting)
Highway Records
Highway Maintenance Division


28th May 2024

REPORT APPROVED BY TOM FINNEGAN-SMITH
ASSISTANT DIRECTOR CITY TRANSPORT.

Date 28th May 2024

HIGHWAY AT SHEFFIELD IN THE CITY OF SHEFFIELD



<p>Key Scale 1:500 @A3</p>	<p>National Transport Casework Team Department for Transport</p>	<p>Signed by Authority of the Secretary of State</p>
<p>Highway to be stopped up </p>	<p>Plan No: NATTRAN/Y&H/S247/5689</p>	<p>on..... Signature..... TIM BRIMELOW An Official in the National Transport Casework Team Department for Transport</p>

APPENDIX A

