

TWC/2016/1119

Land west of, Hollinshead Way, Old Park, Telford, Shropshire,
Importation of clean soil to test ground stability

APPLICANT

Telford & Wrekin Council, James Dunn

RECEIVED

06/12/2016

PARISH

Lawley and Overdale

WARD

Ketley and Overdale

OFFICER Steven Drury

THIS APPLICATION HAS BEEN REFERRED TO PLANS BOARD AS THE COUNCIL IS THE APPLICANT AND THE APPLICATION IS A MAJOR DEVELOPMENT (COVERING MORE THAN 1 HECTARE SITE AREA)

1.0 PROPOSAL

- 1.1 This application seeks full planning permission for engineering operations required in connection with the importation of clean soil onto a 1 hectare area of land west of Old Park Way, Old Park, Telford.
- 1.2 The importation of the soil is required to facilitate ground stability investigation works at the site which are required in order to explore the future development potential of the site.

2.0 SITE AND SURROUNDINGS

- 2.1 The application relates to a 1 hectare parcel of land located within the larger 10.8 hectare Old Park West site, located approximately 1km west of Telford Town Centre. The wider site is predominantly grassland which sits at a lower level than the adjacent highway and is contained by Old Park Way to the west, Colliers Way to the north, West Centre Way to the south and Hollinshead Way to the east. The offices of Wrekin Housing Trust and Thomas Telford School are located to the east. The site is bordered on 3 sides by a mature belt of trees and a number of pools are located along the northern boundary.
- 2.2 The application site relates to a 1 hectare part of the wider site, located in the central eastern part of the site, alongside the east boundary with Hollinshead Way.
- 2.3 The nearest residential properties to the site are located approximately 290 to 300 metres to the west beyond Old Park Way.

3.0 RELEVANT PLANNING HISTORY

- 3.1 None

4.0 PLANNING POLICY CONTEXT

4.1 Saved Wrekin Local Plan Policies:

EH7: Contaminated Land

EH8: Remedial Action on Contaminated Land

EH14: Land Stability

UD2: Design Criteria

4.2 Telford & Wrekin Core Strategy:

CS12: Natural Environment

CS13: Environmental Resources

CS15 Urban Design

4.3 Central Telford Area Action Plan (CTAAP)

SA4: Old Park West

CT19: Biodiversity

CT20: Landscape

4.4 Telford & Wrekin Local Plan (TWLP)

SP4: Presumption in favour of Sustainable Development

NE1: Biodiversity

BE1: Design Criteria

BE9: Land Stability

BE10: Land Contamination

4.5 National Guidance:

National Planning Policy Framework (NPPF)

5.0 SUMMARY OF CONSULTATION RESPONSES

5.1 Parish Council/Local Member Responses:

None received at time of writing report – members to be updated

5.2 Standard consultation responses

None received at time of writing report – members to be updated

5.3 Neighbour consultation responses

None received at time of writing report – members to be updated

6.0 PLANNING CONSIDERATIONS

6.1 Having regard to the development plan policy and other material considerations including comments received during the consultation process, the planning application raises the following main issues:

- Principle of Development
- Visual Impact
- Highways Safety
- Local Amenity
- Drainage Issues
- Land Contamination

6.2 Principle of Development

- 6.2.1 Introduction: The works are to be carried out on the eastern section of the Old Park West site as shown on the proposed Location Plan. The works will involve the importing of clean soil to allow surcharging works to take place to test ground stability. The works will take place on a total area of 1 hectare, which is a relatively small proportion of the overall site.
- 6.2.2 Clean material will be brought to the site and placed in a pile to create an increased load on a specific area. The settlement of the ground will then be monitored and recorded. This is a process known as 'surcharging'. No other works are involved.
- 6.2.3 Policy Context: CTAAP identifies the wider site as 'Old Park West' which is covered by Policy SA4. This policy sets out a number of development principles with which any development on the site must comply. However, as the proposal does not seek to develop the site these are not considered to be relevant. There are no other 'in principle' development plan policies which are considered relevant to the proposal given that no development is proposed. The principle of the carrying out of engineering operations is acceptable subject to a consideration of specific technical issues and likely impacts.

6.3 Visual Impact

- 6.3.1 The development will only affect a small proportion of the wider site and will not include any form of built development. The importing of soil into the site is likely to see ground levels rise by a relatively small amount, however, within the context of the wider site it is unlikely there will be any significant or detrimental visual impact and will therefore comply with Policies UD2, CS15 and BE1.

6.4 Highway Safety

- 6.4.1 Access to the site will be from the east from the 4th arm of the roundabout junction of Hollinshead Way and Caledonian Way. At this stage, the number and frequency of HGV's accessing the site is unknown but is anticipated that this could be up to 30 per day. This will only be for a short period of time whilst the soil is imported to the site. The site is easily accessible via main roads and therefore is unlikely to result in any significant, prolonged impact upon the highway network within the vicinity of the site.

6.5 Amenity Issues

- 6.5.1 It is not considered that the proposal would result in any significant impacts in terms of noise or air quality emissions. The works are proposed to be carried out between 7am and 7pm Monday to Saturday and at no time on Sundays or Bank Holidays which is considered reasonable. A planning condition will control this.

6.5.2 The nearest sensitive receptors are the residential properties located to the west of Old Park Way which are between 290 and 300 metres from the site and separated by a dense belt of mature trees around the perimeter of the site.

6.6 Drainage

6.6.1 The soils will be placed in a controlled manner and their placement will not adversely affect the drainage on site which for the most part is infiltration. The proposal will not cause flooding within or adjacent the site.

6.7 Contaminated Land

6.7.1 The materials which will be imported to site will be fully certified clean materials from controlled sources. All materials will be tested and approved under the CL:AIRE protocol prior to entering the site. There will be no significant adverse impact upon the site.

7.0 CONCLUSIONS

7.1 The proposed site sits within a significantly larger parcel of land in Old Park, to the south west of Telford Town Centre and is surrounded by a busy highway network and tree-lined boundary on three sides. Whilst the proposal will involve the importing of clean soil onto the site, only a relatively small proportion of the site will be affected. No significant visual impact will result and it is considered that any highways impact will be temporary and short term in nature. The proposed works will also not involve any significant adverse impacts in terms of drainage, residential amenity, land contamination or ecology.

8.0 RECOMMENDATION

8.1 Based on the conclusions above, it is recommended that **planning permission is granted** subject to the following conditions and informatives (with authority to finalise conditions and reasons for approval to be delegated to Development Management Service Delivery Manager):

Conditions

1. A04 Full with no reserved matters
2. C38 Development in accordance with plan
3. D11 Hours of Work General

Informatives

- I40 Conditions
I41 Reason for Grant
RANPPF1 Approval - National Planning Policy Framework.