

INFORMATION RECEIVED SINCE PREPARATION OF REPORT

Application number	TWC/2016/1119
Site address	Land west of, Hollinshead Way, Old Park, Telford, Shropshire,
Proposal	Importation of clean soil to test ground stability
Recommendation	Full Grant

1.0 ADDITIONAL INFORMATION

- 1.1 Further information has been provided by the applicant in support of the proposed development. The applicant has confirmed that a total of 5,000 cubic metres of soil will be imported to the site. The soil concerned is excess soil generated by the ongoing works to upgrade and widen Rampart Way and which is currently being temporarily stored on the land adjacent the Forge Roundabout in Telford Town Centre.
- 1.2 The imported soil is intended to replicate structural loads of roads, buildings, etc, in order to monitor how the ground responds when additional loading is placed in it. This process is known as surcharging. Before any soil is imported, accurate levels of the existing ground surface will be taken, then as soils are placed on-site, new measurements will be taken as the ground starts to settle. This settlement will be monitored to ascertain how compressible the ground is.
- 1.3 From this exercise and measurements taken, it will be possible to understand in better detail the ground conditions at the site which will inform potential future development opportunities.
- 1.4 A cross sectional plan through the site has also been submitted to demonstrate the change in levels which will occur in relation to surrounding landform.

2.0 CONSULTATION RESPONSES

2.1 Town/Parish Council Comments:

- 2.1.1 Lawley & Overdale Parish Council: Object subject to conditions
“No mention has been made in the application of arrangements for road cleansing during this work. Given the nature of the application, and the time of year during which this work will be carried out, Councillors believe it is essential that appropriate road cleansing plans are submitted before this application should be approved. The Parish Council also agree with comments submitted by Thomas Telford School's Road Safety Group relating to problems already faced by pedestrians and drivers around Caledonian Way and suggest that the proposed Traffic Regulation Order for this area be introduced as soon as possible”.

2.2 Consultee Comments:

- 2.2.1 Environmental Health (Contaminated Land): Support subject to conditions

Requests that a suitably worded condition is added requiring the submission of certification to prove that the soil is in fact "clean" to the Local Planning Authority for approval.

2.2.2 Planning Ecologist: Comment

Has read the above application and the supporting documents including the letter from Shropshire Wildlife Surveys dated 6th January 2017. Raises no objection subject to conditions and informatives.

2.2.3 Highways: Comment

Confirm that the Local Highway Network is more than capable of supporting this frequency of HGV movements for this short term engineering project providing the following are carried out:

- Temporary measures to restrict parking of vehicles on both sides of Hollinshead Way between its junction with West centre Way and the Mini Roundabout are put in place whilst the proposed engineering works are underway in order to allow two HGV'S to pass comfortably.
- Wheel Wash Facilities are provided on site to prevent Mud and gravel being deposited on the Road.
- A suitable means of on-site parking and turning area for staff and visitors is provided if required.
- A suitable means of a temporary reinforced vehicular crossover will be installed at the proposed access location suitable for HGV traffic.

These comments are based on any consent being a Temporary Approval. Any changes to the engineering works described will require further consideration of the Highway Authority.

2.3 Public Comments:

2.3.1 Thomas Telford School (Road Safety Group): Object

Highways - Access to the site is expected to be via the western arm of the junction of Hollinswood Way and Caledonian Way. Other access points should be considered for these lorries - perhaps from Old Park Way on the other side of the site, away from the narrower highways and where there are no pedestrian footpaths.

2.3.2 On all days aside from Saturdays, the roads leading to and from this junction are very busy with parked vehicles between 7am and 6pm (the bulk of the time the site is proposed to be used). Other large vehicles (coaches etc.) already find it difficult to negotiate these roads - which are simply too narrow and congested Monday to Friday to be used safely. - Between 7:30am and 8:30am and 3pm and 6pm, there are significant numbers of students from school negotiating crossing the junction at this very point and the proposed frequency and size of the lorries accessing this site will appreciably increase the risks faced by these school children.

2.3.3 Despite the 'instruction to drivers' suggested in the application, the dark and wet weather experienced during the winter months will reduce the visibility of these children, raising the risks they will face as a result of the additional heavy traffic.

- 2.3.4 A TRO was drafted last year which may have alleviated some of these concerns (parking around the junction, limiting waiting time on Caledonian Way) but has yet to come into force.
- 2.3.5 The proposed application will exacerbate the problems faced by pedestrians and drivers in the immediate vicinity of the proposed access.
- 2.3.6 A one-way system along Caledonian Way from East to West has been suggested by the School's Road Safety Group to create a safer approach and access to the school for students. Such a restriction may ease the pressure on this junction ahead of this application and certainly ahead of the increased traffic 200 new homes would introduce. The increase in traffic in the area because of so many new homes will further increase risks to pedestrians as well as adding to congestion around this area.
- 2.3.7 It is expected that the number of lorries (30 a day) will create significant detritus on the highways leading to the junction which will further reduce the safety of the surface, making it slippery and harder to stop vehicles should an emergency require it. There is nothing in the Supplementary Statement about maintaining the highways in a clean and safe condition.
- 2.3.8 Given the use of these roads as parking for people working in the town centre, at Wrekin Housing Trust as well as students at the Sixth Form, it is likely that there are increased chances for damage to vehicles, as well as to moving the parking to nearby residential areas.
- 2.3.9 Mineshafts - There are historical maps available (circa 1900) that indicate a significant number of mineshafts on this site - around a dozen we understand.
- 2.3.10 The safety of students attending the school is of paramount importance and restricting access on Caledonian Way is essential to maintain this safety. We would like sight of a Traffic Impact Assessment and would also urge that Caledonian Way becomes a one way system.
- 2.3.11 For the above reasons, we oppose this planning application and ask that previous concerns regarding parking restrictions, traffic flow (one-way on Caledonian Way) are addressed before any further work is undertaken and that all alternatives (such as access from another point, away from the school) are considered.

3.0 ECOLOGY ISSUES

- 3.1 An Extended Phase 1 Habitat Survey has been carried out by Simply Ecology Ltd in 2015 and a further walkover and survey update carried out in January 2017. The walkover confirmed there were no significant changes to previous findings of the initial survey.
- 3.2 The area affected by the proposed works comprises of approximately 1Ha neutral improved grassland with a clump of bramble and ruderal vegetation at

the entrance to the proposed workings off the mini roundabout in Old Park Way.

- 3.3 The report recommends that provided the works are carried out prior to the beginning of the bird nesting season (March) then it is highly unlikely that the proposed works will have any impact upon any species potentially using the site. If it is expected that the proposed works will commence after this date, then it is vitally important that the clump of bramble and ruderal vegetation at the entrance to the site is removed immediately to prevent possible nesting by birds.
- 3.4 The Council's Planning Ecologist has considered the submitted survey and update report and is satisfied with its findings. No objection is therefore raised on the basis that the recommendations of the report are followed. This can be added as a condition of any planning permission granted. An informative relating to nesting wild birds is also required.

4.0 HIGHWAYS ISSUES

- 4.1 The comments and concerns raised by Lawley and Overdale Parish Council and Thomas Telford School Road Safety Group are noted.
- 4.2 The applicant has discussed the proposal with the Highways authority. A Traffic Plan has been submitted by the applicant which confirms the following:
- Soil brought to site will be from Rampart Way
 - Route to site to be fixed – this will involve HGV's approaching from the south along Hall Park Way and West Centre Way
 - Temporary parking restrictions - 'no parking' cones to be placed along the west side of Hollinshead Way to allow sufficient room for HGV's to access the site.
 - Prevention of mud and detritus on road – wheel washing facilities and wheels to be swept before leaving the site. Road sweepers to be used on roads leading to site.
 - Delivery hours – to be restricted to 08:45 to 15:00 hours to avoid congestion at peak school pick up/drop off times.
- 4.3 In addition, officers have now received indication from the applicant that the proposed works are likely to take place for a period of approximately 2 weeks.
- 4.4 On the basis of the above information, officers are satisfied that sufficient measures can be taken to manage and mitigate potential impacts upon pedestrian and highway safety within the vicinity of the site. The proposed measures in the Traffic Plan are considered satisfactory and on the basis that the proposed deliveries to the site will take place over a two week period, any potential harm will be temporary and short term in nature.
- 4.5 The Highways Officer has assessed the submitted traffic plan and raises no objection, subject to a condition requiring works to be carried out in accordance with Traffic plan.

5.0 CONCLUSION

- 5.1 On the basis of the above additional representations and comments, there is no change to the recommendation which remains that permission be granted, however, a number of additional conditions need to be added.

6.0 RECOMMENDATION

- 6.1 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. C020 Works in accordance with Traffic Management/Routing Plan
4. C109 Works in accordance with Ecology report
5. Ccust Chemical Certification
6. D11 Hours of Work General

Informatives

- I25b Nesting Birds
I40 Conditions
I41 Reason for Grant
RANPPF1 Approval - National Planning Policy Framework