

INFORMATION RECEIVED SINCE PREPARATION OF REPORT

Application number	TWC/2016/0646
Site address	Land fronting Southwater One, Park Avenue, Southwater, Telford Town Centre, Telford, Shropshire
Proposal	Erection of hotel (Use Class C1) with ground floor bar/restaurant (use class A3 or A4) and provision of multi-function open space area together with associated hard and soft landscaping, disabled parking and ancillary works
Recommendation	Full Grant

1.0 FURTHER CONSULTATION RESPONSES

1.1 Great Dawley Parish Council: No comment

2.0 PUBLIC OPEN SPACE

- 2.1 Further comments received from the applicant regarding the public open space proposed: -
- 2.2 *Whilst it is acknowledged that if approval to the planning application is granted the detail of the open space will be conditioned, I have set out below an update on the work done to date and the emerging principles which will form the basis of the design of the space to be set out in the discharge of condition application in due course.*
- 2.3 *This is a key location in the Town and the focus from the outset has been to create a strong, exciting, focal point that both local residents and visitors will enjoy using and will return to.*
- 2.4 *In order to gather local views on the type of usages to include three initial designs for the area were created and public consultation took place during the summer seeking views on how people wanted to use the space and what elements were particularly valued.*
- 2.5 *Having received over 600 responses the principle features from the options that were considered important included the provision of seating areas for informal relaxation, water features, trees & planting and lawn/grassed areas. Amongst the activities people wanted to enjoy were as a location to meet friends and family, picnic, enjoy street entertainment, markets and events.*
- 2.6 *Taking account of the comments received a detailed design is now being developed which will look to deliver an exciting, flexible space that retains a strong green element with lawned areas, includes some original, new aspects such as a water feature, and which is multi-functional using strategic planting and simple structures to enable activities such as outdoor cinema.*
- 2.7 *We are committed to delivering a high quality public space that enhances the wider Southwater development, becomes a destination in its own right, retains a sense of open space with views through from Southwater to the lake and*

Park, has a strong element of green space and is multi-functional. Upon completion of the detailed design phase we aim to submit a discharge of condition application in the early part of 2017. The construction of the public realm will then be delivered along with the hotel itself.

- 2.8 The above provides further clarification on the scheme which is currently being prepared and which further demonstrates the commitment of the applicant to provide a high quality public space which will become a destination in its own right.
- 2.9 The applicant has provided a further supporting image for members information which shows the three options considered at public consultation together with the features which will be incorporated into the scheme including a water feature, trees & planting and lawn/grassed areas.
- 2.10 The application essentially seeks to agree the principal of the provision of an enhanced area of public open space with precise details to be agreed through the submission of a discharge of condition application in early 2017. Officers are satisfied that the principle of the development (use of the indicated area as public open space) complies with relevant planning policy and is supported by members of the public. Officers are also satisfied that a sufficient level of detail has been provided at this stage to indicate that a high quality public open space will be provided.
- 2.11 On the basis of the above information, officers continue to support this aspect of the proposal subject to a condition requiring precise details of the layout and treatment of the square/open space to be submitted as a condition, prior to the commencement of works to install it on site.

3.0 PLANNING OBLIGATIONS

- 3.1 The applicant has agreed to provide the financial contribution requested by the Local Highways Authority which will be secured by means of a memorandum of understanding as the Council cannot enter into a S106 with itself.
- 3.2 The applicant has also confirmed his agreement in writing that the works required to International Square to gain two-way vehicular access to the site can be secured by a condition, requiring works to be carried out prior to occupation.

4.0 CONCLUSION

- 4.1 No changes are proposed to the recommendation, however, Part A needs to be amended to omit reference to a S106 agreement and replace with a 'memorandum of understanding'. Accordingly, the recommendation is now as follows: -

4.2 It is recommended that **DELEGATED AUTHORITY** be granted to the Development Management Service Delivery Manager to **Grant Planning Permission** subject to the following:

A) The applicant entering into an agreement with the Local Planning Authority through a 'memorandum of understanding' (terms to be agreed by the Development Management Service Delivery Manager) securing:

- i) £59,400.01 towards Telford strategic highway network improvements
- ii) £2,500 towards travel plan monitoring

B) Conditions and informatives (with authority to finalise conditions and reasons for approval to be delegated to Development Management Service Delivery Manager):-

Conditions

- 1. A04 Time Limit – 3 years
- 2. B150 Site Environmental Management Plan
- 3. B010 Details of Materials
- 4. B062 Surface Water Design
- 5. Bcust POS Details
- 6. B121 Landscaping
- 7. B126 Landscape Management Plan
- 8. B145 External Lighting Strategy
- 9. B082 Details of Plant and machinery
- 10. B086 Details of extraction equipment
- 11. B045 Travel Plan
- 12. B049 Details of two-way access to site
- 13. C109 Works in accordance with Ecology report
- 14. Ccust Works in accordance with Air Quality Report
- 15. C38 Approved Plans
- 16. Dcust Opening Hours

Informatives

- I05 Advertisement Consent
- I17b Coal Authority Standing Advice
- I25m Nesting Wild Birds
- I35 Ecology
- I35 Ecology
- I40 Conditions
- I41 Reasons for Approval
- RANPPF1 Approval NPPF