

INFORMATION RECEIVED SINCE PREPARATION OF REPORT

Application number	TWC/2016/0562
Site address	Site of Lincoln Grange Nursing Home, Lincoln Hill, Ironbridge, Telford, Shropshire
Proposal	Erection of 53no. dwellings, conversion of former Lincoln Grange Nursing Home into 36no. dwellings following demolition of parts of Lincoln Grange Nursing Home, with associated internal and external works, access road and landscaping ***AMENDED PLANS RECEIVED***
Recommendation	

1.0 ADDITIONAL ECOLOGY COMMENTS

- 1.1 Additional comments have been received from the Ecology Officer which should be read in conjunction with previous responses and made following the receipt of outstanding information relating to Great Crested Newts. This information supersedes the previous existing and proposed habitat plans, fencing lines and the table showing habitats lost and gained.
- 1.2 Having regard to the above comments, the Ecology Officer has no objection subject to amended and additional conditions and informative(s) and the completion of the European Protected Species Three Test Matrix relating to Great Crested Newts below.

2.0 ADDITIONAL IRONBRIDGE PARISH COUNCIL COMMENTS

- 2.1 Additional comments have been received from the Parish Council with regard:
 - Local residents concern over conclusions of the Transport Assessment:
 - The report omits that the nearest shop, ATM and primary school are at Dale End and Coalbrookdale, Ironbridge with the access route to these amenities down Lincoln Hill. Thus the anticipated use of Lincoln Hill will be much higher than predicted in the report. This is a road without pavements, single track with few passing places and a very steep gradient. There is also no enforcement of the access only designation.
 - Education – Developments such as the Forbes Rd site opposite will create demand for additional school places; whilst the Parish Council acknowledges that there may be some places at primary schools in Madeley, the sites fall within the ecclesiastical catchment area for the oversubscribed Coalbrookdale School. Children who have always lived in The Gorge may feel disadvantaged due to admissions policy and have asked what TWC will do to overcome this potential issue?
 - Concern over the water storage facilities currently on the site (a tower and underground tank). Questioned what precautions are in place when the water tower is demolished – whether there is there water still in this tower and have the H & S Executive been consulted over this water quality?

- Request for a condition to remove all permitted development rights.

2.2 In response Officers would advise Members accordingly:

- Paragraph 6.8.2 of the Report sets out the proximity of alternative shops and primary schools on Madeley Road along with other services and facilities in this direction which would disperse movements from the site and avoid the use of Lincoln Hill. The Transport Assessment has been considered by the Highways Team who has no objection subject to the conditions and S.106 request.
- School admissions policies are not material planning considerations. The two sites (The Beeches and Forbes Close) are on the very edge of the Coalbrookdale catchment and it is therefore possible that parental choice would result in children from these developments attending The Woodlands or schools within Madeley. Any child of Reception Age living within the catchment would get priority. It should also be noted that in 2014 only 44% of children at Coalbrookdale resided within the catchment.
- The Health and Safety Executive is not a statutory consultee on the removal of the water tower or underground water tank and would not comment on this development. The developer would be responsible for any necessary drainage of the water tanks, disposal of any water and safe removal of the structure as per any demolition.
- A condition removing all permitted development was attached to the original Committee Report.

3.0 CONCLUSION

3.1 On the basis of the Ecology comments, an additional condition (12) has been inserted below and point v) has been amended to amend the incorrect reference to Lodge Field.

3.2 Based on the conclusions above, the recommendation to the Planning Committee on this application is that DELEGATED AUTHORITY be granted to the Development Management Service Delivery Manager to **GRANT PLANNING PERMISSION** subject to the following:

- A) The applicant/landowners entering into a Section 106 agreement with the Local Planning Authority (terms to be agreed by the Development Management Service Delivery Manager) relating to:-
- (i) Affordable housing (4 units)
 - (ii) Highways £7,500 towards new signage and improvement of existing signage on Beech Road to deter use of Access Only route.

- (iii) Outdoor recreation open space / Equipped Area for Play - On-site provision and maintenance of a "Local" Equipped Area for Play (LEAP), and Public Open Space sum to be agreed if adopted by the Council.
 - (iv) Education £173,393 for the remodelling of John Fletcher of Madeley Primary School
 - (v) Ecology - £17,660 towards the mitigation of the impact of the development on The Beeches Local Wildlife Site (and proposed Local Nature Reserve)
- B) The following conditions (with authority to finalise conditions and reasons for approval to be delegated to Development Management Service Delivery Manager):

Conditions

- 1. A04 Time Limit – Full with no Reserved Matters
- 2. B011 Samples of materials
- 3. B012 Sample Brick Panel
- 4. B032 Road Design
- 5. B061 Foul and Surface Water Drainage
- 6. B121 Landscaping Design
- 7. B126 Landscape Management Plan
- 8. B141 Ecological Method Statement
- 9. B145 Lighting Plan
- 10. B149 European Protected Species Licence – Bats
- 11. B149 Pre-commencement inspection – Badger
- 12. **B149 European Protected Species Licence – Great Crested Newts**
- 13. B150 Site Environmental Management Plan
- 14. B155 Details of LEAP
- 15. C013 Parking, Loading, Unloading and Turning
- 16. C014 Visibility Splays
- 17. C38 Developmental accordance with plans
- 18. C74 Retention of Trees with Bat Roosting Potential
- 19. C091 Ecological Survey – working in accordance with protected species survey
- 20. C100 Erection of artificial nesting/roosting boxes
- 21. C118 LEAP Occupancy
- 22. D01 Removal of all Permitted Development

Informative(s)

- I12 Public Sewer
- I23 Bats
- I24a Great Crested Newts
- I25a Nesting Wild Birds
- I35 Badgers
- I35 Hedgehogs
- I35 Highways Design / Layout
- I35 Drainage
- I40 Conditions
- I41 Reasons for grant of permission

RANPPF2 Approval following amendment