

## INFORMATION RECEIVED SINCE PREPARATION OF REPORT

Application number	TWC/2016/0387
Site address	Former Madeley Court School, Land off Parkway, Madeley, Telford, Shropshire
Proposal	Erection of a food retail unit (2268m <sup>2</sup> ), non food retail unit (697m <sup>2</sup> ), food and drink store (93m <sup>2</sup> ), and sui generis veterinary practice (168m <sup>2</sup> ) together with a fifth retail unit (190m <sup>2</sup> ) together with associated car parking, landscaping and engineering works including the infilling of the pedestrian underpass below Parkway (amended description) ****public reconsultation following receipt of amended plans showing amended design, lowering of ground levels at east side of site by up to 1m and infilling of underpass****

### 1.0 FURTHER REPRESENTATIONS

1.1 In response to a reconsultation following a red line boundary change to incorporate the infilling of the underpass and associated engineering works, the following additional comments have been received: -

#### 1.2 Technical Comments:

Sport England: No comments

Ecology: No comment

Trees: Support subject to conditions

As per discussions with officers on site, regarding trees to be retained, removed and protected.

Drainage: Support subject to conditions

As per original comments

#### 1.3 Public Representations:

Three further comments received comprising two objections and one in support. Comments summarised as follows: -

- Sizeable commercial development will be a blight on a pleasant residential area
- 1 metre drop in levels is not sufficient to screen the development from view
- Risk of littering, vermin, noise, pollution and anti-social behaviour
- Properties have been the subject of a burglary so the benefit of CCTV, adequate lighting and parking permits would be advantageous
- Why is the retail park food orientated
- No consideration given to existing residents
- Littering is becoming a problem in the area
- Existing landscaping has been vandalised.

- 1.4 Further representation has been received from GL Hearn on behalf of clients Telford Trustees Ltd, owners of the Telford Shopping Centre. The latest representation raised further concerns regarding the impact upon the Telford Shopping Centre and requesting that further restrictions are imposed on the operation of the site in the form of conditions preventing retailers selling clothing.
- 1.5 However, a subsequent representation has now been received from GL Hearn confirming their clients' wish to withdraw the previous objections to the proposed development submitted on 26th May 2016 and 5th October 2016 respectively.
- 1.6 As a result, it is still officers intention to impose standard restrictions upon the site in terms of the amount of retail floorspace available, the split of food and non-food retail and preventing further expansion to units and the insertion of mezzanine floors. Officers will not, however, be seeking to impose the personal consent or restriction on clothing sales originally sought by the Telford Trustees.
- 1.7 Whilst the above representations are noted, they do not raise any additional issues which have not already been covered within the original officer's report.

## **2.0 GROUND STABILITY**

- 2.1 The initial committee report refers in paragraph 6.5.3 to the considerable cut and fill exercise to be carried out on site. In circumstances where the development involves made up ground, Saved Wrekin Local Plan Policy EH14 requires the application to demonstrate that the proposed buildings will not compromise and will not be compromised by ground instability, the development can tolerate ground conditions and that there is long term stability of structures located on built up ground. This is demonstrated through the submission of a Slope Stability Declaration Form, completed and signed by a suitably qualified ground engineer, who is happy to certify that the proposal will not be compromised by land instability on site.
- 2.2 At the time of writing the committee report, the applicant was not in a position to submit the declaration form as all the necessary information including ground condition reports, foundation design and structural calculations were not available. However, a completed version of the Slope Stability Declaration Form, signed by the applicants Geotechnical Consultant has now been submitted, which confirms that the development will not be affected by, nor will it impact upon ground stability in the area. On this basis, officers are satisfied that the proposal satisfies the requirements of Policy EH14.

## **3.0 CONCLUSION**

- 3.1 On the basis of the above updated information, there is no change to the recommendation which remains that **DELEGATED AUTHORITY** be granted to the Development Management Service Delivery Manager to **GRANT**

**PLANNING PERMISSION** 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 Time Limit – 3 years
2. B150 Site Environmental Management Plan
3. B010 Details of Materials
4. B062 Surface Water Design
5. B076 SUDS Management Plan
6. B126 Landscape Management Plan
7. B057 Land Contamination
8. B049 Subway Infill
9. B058 Slope Stability
10. B145 External Lighting Strategy
11. B082 Details of Plant and machinery
12. B086 Details of extraction equipment
13. B089 Acoustic Fence detail
14. B045 Travel Plan
15. B049 Installation of Car Park Barrier
16. Bcust Rear Service Yard Surface
17. C020 Highways Junction Improvement
18. C074 Tree Protection
19. C013 Parking, Loading, Unloading and Turning
20. C38 Approved Plans
21. Dcust Delivery hours
22. Dcust Opening Hours
23. Dcust Floor area restriction
24. Dcust No subdivision of units
25. Dcust Restriction on Veterinary use

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                  |