

INFORMATION RECEIVED SINCE PREPARATION OF REPORT

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| Application number | TWC/2017/0979 |
| Site address | Elephant and Castle, Stafford Street, St Georges, Telford, Shropshire, TF2 9JQ |
| Proposal | Conversion of Public House (Use Class A4) to convenience retail store (Use Class A1), including extension and internal reconfiguration of the existing building |
| Recommendation | Full Grant |

1.0 PROPOSED DELIVERY TIMES

- 1.1 This update is intended to inform Planning Committee on the proposals that have been put forward by the applicant in regards to suitable delivery hours and the types of vehicles permitted during those times that would form the basis of a Delivery Management Plan to be submitted via condition.
- 1.2 Having discussed the main issues with the Agent for this development, they confirm that their client seeks some flexibility in delivery times to ensure that the store is appropriately stocked at all times. As such they have agreed to accept a planning condition which requires a Delivery Management Plan to be submitted to and approved by the Local Planning Authority, followed by its implementation by the store operator, such that deliveries to the store by HGV's over 7.5 tonnes would be restricted to arrive from 7am to 8.30am, 9.30am to 2.30pm and/or 3.30pm to 10pm each day of the week, including Bank Holidays, but this would exclude smaller vans (of 7.5 tonnes or less) for daily deliveries of newspapers and/or sandwiches.

2.0 CONCLUSION

- 2.1 Based on the above, Officers continue to recommend to the Planning Committee that DELEGATED AUTHORITY be granted to the Development Management Service Delivery Manager to **GRANT PLANNING PERMISSION** subject to;
- 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) **£10,000 TOWARDS PARKING RESTRICTIONS IN THE VICINITY OF THE SITE AND THE RELOCATION OF BUS STOP**
- B) The following conditions (with authority to finalise conditions and reasons for approval to be delegated to Development Management Service Delivery Manager;
1. Time Limit – Full
 2. Materials Conditions
 3. Highway Conditions (Including Delivery Management Plan)

4. Opening and Delivery Times
5. Post Construction Noise Survey
6. Drainage Conditions
7. Lighting Plan
8. Development in accordance with plans