

## INFORMATION RECEIVED SINCE PREPARATION OF REPORT

Application number	TWC/2018/0013
Site address	Plot 5A and 5C, Telford 54 Business Park, Nedge Hill, Telford, Shropshire
Proposal	Erection of 2no. industrial buildings (Use class B1(c), B2 & B8) with associated parking, access and landscaping
Recommendation	Full Grant

### 1.0 PLANNING OBLIGATIONS

- 1.1 Section 6.8 in the Planning Committee Report refers to the need for the applicant to enter into a Section 106 agreement to secure a highways contribution of £39,816.19 towards highway network improvements.
- 1.2 As the Council is the applicant, it will not be possible enter into a Section 106 agreement and a Memorandum of Understanding will instead need to be drawn up to secure the obligation.
- 1.3 Furthermore, the Highways Officer has recalculated the contribution figure which was slightly too high and has confirmed that, based on peak trip rates identified within the submitted transport assessment, a contribution of £39,178.73 will be payable.

### 2.0 CONCLUSIONS

- 2.1 There is therefore a slight alteration to the recommendation which will now read as follows: -
- 2.2 Based on the conclusions above, the recommendation to the Planning Committee on this application is to **GRANT PLANNING PERMISSION** subject to the following:
  - A.) The applicant/landowners entering into a Memorandum of Understanding agreeing to the provision of:
    - (i) A financial contribution of £39,178.73 towards improvements to the local highway network in the vicinity of the application site, and with indexation calculated from the date of this committee.
  - B.) 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
2. B010 Details of materials
3. B034 Highways details
4. B049 Highways details 2

5. B049 Highways details 3
6. B045 Travel Plan
7. B049 Construction Traffic Management Plan
8. B061 Foul and Surface Water
9. B121 Landscaping design
10. B141 Mitigation Strategy and Method Statement
11. B145 Lighting Strategy
12. B149 Pre-commencement Inspection
13. B150 SEMP
14. C074 Tree Protection Measures
15. C38 Approved plans

#### Informatives

- I06 S106
- I35 Ecology - Badgers
- I35 Ecology - GCN
- I40 Conditions
- I41 Reason for Grant
- RANPPF1 Approval - National Planning Policy Framework.