

INFORMATION RECEIVED SINCE PREPARATION OF REPORT

Application number	TWC/2017/0204
Site address	Land adjacent Belvedere Court, Hinkshay Road, Dawley, Telford, Shropshire
Proposal	Reserved matters application for the erection of 152no. dwellings including details for access, appearance, landscaping, layout and scale
Recommendation	Reserve Matters Grant

Coal Authority

- 1.0 Since preparation of the committee report the developer has been liaising with the Coal Authority to resolve the outstanding issues relating to ground conditions and the mining legacy of the site. Additional supporting information has been submitted by the applicant to the Local Planning Authority and the Coal Authority in respect of these matters. The Coal Authority has since contacted the Local Planning Authority with the following update:
- 1.1 The Coal Authority has considered the additional information presented by the applicant and on the basis that both the mine entry and its respective zone of influence would avoid any built development, the Coal Authority have confirmed that they do not have any objections to this element of the development.
- 1.2 In terms of the sough in the southern part of the site it would appear that the sough has still not been located and the conjectured position of the sough conflicts with the positions of multiple plots. Should the sough be open and active and not able to be grouted, the Coal Authority would not be supportive of building over it. The Local Planning Authority are satisfied that this matter can be dealt with through the imposition of additional conditions to ensure that no development commences on the southern part of the application site (plots 1-78) until intrusive investigations are undertaken to establish the presence or otherwise of soughs, land drains or any other mining feature. The results of the investigations, along with any necessary mitigation, shall be submitted and approved by the LPA, in conjunction with the Coal Authority. The attached plan shows the area that is potentially affected by the presence of the sough (edged in purple).

Trees

- 1.3 A landscaping scheme has now been submitted which identifies the extent of tree planting throughout the site. This landscaping scheme will be conditioned to ensure satisfactory delivery of tree plantation.

Other Matters

- 1.4 An error was made in para 1.2 of the committee report relating to the proposed mix of housing. The correct figures are copied below:

Open Market

57no. Three Beds, and

17no. Four Beds,

74no. Total

Private Rental

11no. Two Beds,

67no. Three Beds, and

78no. Total

- 1.5 Finally, a total of 296 car parking spaces will be provided and not 304 spaces as stated in para 6.20 (not including garages).

2.0 RECOMMENDATION

- 2.1 Based on the conclusions above Officer Recommendation is to GRANT RESERVED MATTERS subject to the following conditions (with authority to finalise and impose additional conditions to be delegated to the Service Delivery Manager of Development Management):

- Time Limit (Reserved Matters)
- Materials as submitted
- Highway related conditions
- Drainage related conditions
- Coal Authority related conditions
- Ecology related conditions
- Landscaping implementation
- Site Levels
- Approved Plans