

TWC/2018/0804

Land west of Hollinshead Way, Old Park, Telford, Shropshire

Importing of clean soil to surcharge the ground and improve the ground strength

APPLICANT

Telford and Wrekin Council

RECEIVED

28/09/2018

PARISH

Lawley and Overdale

WARD

Ketley and Overdale

1. SUMMARY RECOMMENDATIONS

1.1 Full Grant subject to Conditions and Informative(s).

2. APPLICATION SITE

2.1 The application site is located to the west of Hollinshead Way and the north of West Centre Way in the Old Park area of Telford. The site is located approximately 1km west of Telford Town Centre.

2.2 The application site measures 1 hectare and sits within a larger 10.8 hectare parcel of open land. It can be accessed either from a roundabout junction in Hollinshead Way to the east or an existing field gate from Old Park Way to the west. The wider site is enclosed on 3 sides by a mature tree belt.

2.3 Thomas Telford Secondary School and Wrekin Housing Trust offices are located to the east. The nearest residential properties to the site are located approximately 300 metres to the west beyond Old Park Way.

3. APPLICATION DETAILS

3.1 The application proposes the importation of clean soil to the site in order to carry out surcharging works to improve ground strength and to monitor the settlement of the ground. All works will be carried out within the 1 hectare site area identified on the submitted Block Plan as 'Area B.'

4. PLANNING HISTORY

4.1 TWC/2016/1119 - Importation of clean soil to test ground stability - Granted 23 January 2017

5. RELEVANT POLICY DOCUMENTS

5.1 National Planning Policy Framework (NPPF)

5.2 Telford & Wrekin Local Plan 2011-2031

6. NEIGHBOUR REPRESENTATIONS

- 6.1 Due to additional consultation letters being sent out, the public consultation period does not expire until 29 October 2018. At the time of writing the following comments have been received. Any further comments will be reported as updates prior to the meeting.
- 6.2 One representation has been in objection to the proposal if works are in connect with building of more houses.

7. STATUTORY REPRESENTATIONS

- 7.1 Due to additional consultation letters being sent out, the public consultation period does not expire until 29 October 2018. At the time of writing the following comments have been received. Any further comments will be reported as updates prior to the meeting.
- 7.2 No comments received at time of writing.

8. APPRAISAL

8.1 Background

- 8.2 The site historically contained opencast coal mining works which has since been backfilled. Ground investigation works carried out in 2016 confirmed that a significant depth of made ground is present across the majority of the site which locally reaches depths in excess of 30 metres. Investigations have been carried out to test the susceptibility of the ground to improvement. In 2017, planning permission ref.: TWC/2016/1119 was granted to allow the importation of clean soil to a part the site measuring 1 hectare to carry out surcharging works. The process of 'surcharging' involves the placement of clean soil on a specific part of the site in order to create an increased load at the surface. The resulting settlement of the ground is then monitored and recorded as a means of testing ground stability.

8.3 Proposal

- 8.4 This application again seeks permission for the importing of soil to the site, this time to the area identified as 'Area B' on the proposed plans. The works will take place on a 1 hectare parcel of land in the south west corner of the wider 10.8 hectare site.

8.5 Access

- 8.6 As with the previous application, the main issues is the provision of access to the site and the likely impact upon the highways network. The works will require HGV trips to and from the site, utilising access points to the west via an existing gateway onto Old Park Way and to the east from the roundabout off Hollinshead Way (outside school hours). At this stage, the number and frequency of HGV's accessing the site is unknown but is anticipated that this

could be up to 30 per day. The timing of deliveries can be timed to avoid busy school periods and parking on the existing highway will need to be managed to avoid interfering with manoeuvrability. Drivers will need to be instructed to take extra care given the presence of pedestrians and students and HGV movements onto the site will need to be managed to avoid any queuing on the highways outside the site. As the import of materials will be on an ad-hoc basis depending on when donor sites are available, the applicant will need to keep the Head of Thomas Telford School up to date with progress, as took place with the previous application.

8.7 Whilst the proposal will increase vehicle movements to and from the site, officers again take the view that any disruption would only be temporary and short term in nature. The site is easily accessible using main roads and therefore is unlikely to result in any significant, prolonged impact upon the highway network within the vicinity of the site. Officers are also satisfied that suitable traffic management measures can be put in place to minimise potential disruption to motorists and pedestrians.

8.8 Other Matters

8.9 With regard to residential amenity, the nearest properties are located 50 metres from the western access and a significantly greater distance to the area where the soil tipping will take place. The works are proposed to be carried out between 7am and 7pm Monday to Saturday and at no time on Sundays or Bank Holidays at which times, background noise within the area is likely to reasonably high, primarily resulting from traffic on the busy road network surrounding the site. As such, it is not considered that the proposal would result in any significant harm to the amenities of the nearest residents.

8.10 An Ecological Report has been carried out which confirms no wildlife or protected species will be harmed by the proposal.

8.11 No concerns in terms of drainage issues are raised and all imported soil will be tested and approved under the CL:AIRE protocol prior to entering the site, thus certifying receipt of clean materials from controlled sources.

9. CONCLUSION

9.1 The proposal is therefore deemed to be compliant with the Telford & Wrekin Local Plan 2011-2031 and the guidance contained within the NPPF.

10. DETAILED RECOMMENDATION

10.1 Based on the conclusions above, the recommendation to the Planning Committee on this application is to **GRANT PLANNING PERMISSION** to the Development Management Service Delivery Manager, subject to the following:

A) No further representations being received during what remains of the consultation period which raise material considerations which are, in the

opinion of the Development Management Service Delivery Manager after consultation with the Chair of Planning Committee, of such significance that the application should be reported back to Planning Committee for re-consideration and determination.

B) The following Condition(s) and Informative(s) (with authority to finalise and impose additional Conditions to be delegated to the Development Management Service Delivery Manager):

A04	Full with No Reserved Matters
C020	Works in Accordance with Traffic Management/Routing Plan
C109	Works in Accordance with Ecology Report
Ccust	Chemical Certification
C38	Development in Accordance with Plan
D11	Hours of Work General