

INFORMATION RECEIVED SINCE PREPARATION OF REPORT

Application number	TWC/2018/0804
Site address	Land west of Hollinshead Way, Old Park, Telford, Shropshire
Proposal	Importing of clean soil to surcharge the ground and improve the ground strength
Recommendation	Full Grant

1.0 ADDITIONAL REPRESENTATIONS

- 1.1 TWC Highways: Support subject to conditions
Raise no objection subject to conditions preventing mud on road, controlling hours of operation, access details, parking management and vehicle routing.
- 1.2 TWC Ecology: Comment
Raise no objection subject to a condition requiring an Ecological Mitigation Strategy and Reasonable Avoidance Measures Method Statement.
- 1.3 Coal Authority: No objection
Initially objected, however, following a review of the information submitted, it is noted that the locations of mine entries have been taken into account and that the stresses imposed by the surcharging are designed to be negligible at the depths of the treated and/or dug out mine entries. Accordingly, objection is withdrawn.
- 1.4 Lawley & Overdale Parish Council: Comment
Suggest that the HGVs accessing and exiting the site do so outside of peak traffic times. It is also essential that there is adequate wheel wash facilities at both entrances as the roads and footpaths surrounding the site are heavily used by traffic and pedestrians.
- 1.5 Shropshire Fire Service: No comment

2.0 ADDITIONAL OFFICER CONSIDERATION

- 2.1 The Council's Highways team have considered the proposal and are satisfied that the vehicle movements associated with the development can be accommodated by the local highway network. The two identified access points are a suitable means of serving the site and a routing plan indicates how HGV's will approach the site entrances. The Local Highways Authority therefore raise no objection to the proposal in principle on the understanding that the routing plan is followed. It is requested, however, that controls are placed on the development restricting the hours of operation and requiring measures to be put in place to prevent the spread of mud and other detritus on the public highway. The applicant is agreeable to conditions being imposed to this effect.
- 2.2 The Council's Planning Ecologist has viewed the updated Ecological Appraisal submitted with the application and is satisfied that the proposed

development will not have an adverse impact upon wildlife habitats or protected species. A condition is requested requiring the submission of an Ecological Mitigation Strategy prior to commencement of the proposed works.

- 2.3 Following additional clarification by the applicant, the Coal Authority has withdrawn its initial objection and is satisfied that the proposal has taken into account the location of mine entries on site and is likely to have only a negligible impact upon treated and/or dug out mine entries at the depths concerned.
- 2.4 Lawley & Overdale Parish Council have requested that the use of the east site access off Hollinshead Way is restricted at peak times to avoid conflict with commuters and school traffic. They also request adequate wheel wash facilities to avoid the spread of mud on the road. Both controls will be imposed through the use of planning conditions.
- 2.5 The parish council have also raised with officers the potential for disturbance to residents of properties to the west of the site resulting from the use of the west access by HGV's. Whilst such noise would only be intermittent and in short pulses, officers have negotiated with the applicant to restrict the use of this access to weekday hours only, in order to protect the amenities of those closest residents. Outside of the specified hours, HGV's will need to access the site via the eastern site entrance.

3.0 CONCLUSIONS

- 3.1 The proposed development continues to comply with the Telford & Wrekin Local Plan and the requirements of the NPPF.

4.0 RECOMMENDATIONS

- 4.1 None of the above representations or officer considerations have resulted in a change to the recommendation, however, additional conditions will need to be imposed and are set out below. The recommendation therefore remains:
- 4.2 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
Bcust	Mud on Road
Bcust	Construction details for the access off Old Park Way
Bcust	Parking Management Plan
C020	Works in Accordance with Traffic Management/Routing Plan
C109	Ecological Mitigation Strategy and Method Statement
Ccust	Chemical Certification
C38	Development in Accordance with Plan
D11	Hours of Work General