

INFORMATION RECEIVED SINCE PREPARATION OF REPORT

Application number	TWC/2021/1228
Site address	Land West of Melitta UK Ltd, Hortonwood 45, Hortonwood, Telford, Shropshire
Proposal	Erection of 4no. industrial units (use class B2/B8) with ancillary offices, associated parking, service yards and landscaping***Revised Plans***
Recommendation	Full Grant

1. ADDITIONAL INFORMATION RECEIVED

1.1 Since the publication of the Committee Report, the Applicant has removed a small area of land measuring approximately 0.04 hectares, from the application boundary. This land was included in error and it has since been clarified that this area of land falls outside of the Applicant's ownership, resulting in the following amended plans being submitted:

- (i) Location Plan (Rev. P4)
- (ii) Proposed Site Plan (Rev. P4)
- (iii) Proposed Site Plan (B2 Parking Provision) (Rev. P4)
- (iv) Proposed Boundary Treatments (Rev. P4)
- (v) Landscape Strategy (Rev. I)
- (vi) Planting Plan (Plan 1 of 2) (Rev. F)
- (vii) Planting Plan (Plan 2 of 2) (Rev. F)
- (viii) Existing Site Plan and Topographical Survey (Rev. P3)
- (ix) Biodiversity Metric Report (R5)
- (x) Biodiversity Metric Calculation

2. OFFICER COMMENTS

2.1 The area of land referred to in para. 1.1 was not identified for development, however was included within the Applicant's proposed landscaping scheme as a wildflower meadow and therefore was captured within Biodiversity Net Gain Assessment (BNG). The Applicant has subsequently re-assessed the Biodiversity Net Gain calculation without this area of land and compensated for this mitigation elsewhere on the site. The amended proposals result in a 31.59% habitat unit net loss (previously 31.69%) and 5.30% hedgerow gain on site (previously 5.08%). Therefore, the changes to the Biodiversity Net Gain Assessment are not considered material and the Section 106 Contribution of £41,000 remains unchanged.

- 2.2 Para. 8.4.3. of the Officer Report states that Hortonwood 45 is a private road. Since the preparation of the Report, Officers can confirm that the road has now been adopted by the Local Highway Authority.
- 2.3 The Report included a Condition titled 'No External Unloading (at night-time).' This Condition is proposed for removal within the recommendation, as the Applicant has demonstrated through a submission of a Noise Impact Assessment, that there will be no significant adverse impact on residential receptors.
- 2.4 Since the preparation of the Report, the Applicant has provided further clarification on the external lighting scheme proposed and the LPA is satisfied with the current plans, Ref: D44895/RD/C, February 2022), and the Proposed External Lighting Design Summary (Prepared by KGA). The external lighting will be controlled by time clocks and photocells in order to hold the lighting off when it does need to be because of natural lighting levels, or unless movement is detected. The lighting fittings also include spill shields and asymmetric optics to control light spill. The external lighting condition is now proposed to be compliance only.

3. RECOMMENDATION

- 3.1 Based on the conclusions above, the recommendation to the Planning Committee on this application is that **DELEGATED AUTHORITY** be granted to the Development Management Service Delivery Manager to **GRANT PLANNING PERMISSION** subject to the following:

a) The following Contributions to be agreed through a s.106 Agreement:

- £184,519.18. towards the Strategic Highway Network;
- £58,800 towards footway/cycleway linkages;
- £5,000 towards Travel Plan Monitoring;
- £5,000 towards Traffic Regulation Orders;
- £84,800 towards Tree Replacement;
- £41,000 towards Biodiversity Net Gain;
- Financial Contribution s.106 Monitoring Fee (1% of total s.106 Contributions)

b) The following Condition(s) and Informative(s) (with authority to finalise Condition(s) to be delegated to Development Management Service Delivery Manager):

Condition(s):

Time Limit

Full Site Environmental Management Plan
Foul and Surface Water
Surface Water Treatment Scheme
SUDS Management
Site Access and Road Design
Landscaping (Hardstanding)
Landscape Management Plan
Ground Conditions
RAMS (Ecology)
Nesting/Roosting Boxes
Lighting Plan (Compliance)
Biodiversity Net Gain Management Plan
Travel Plan
Internal Access
Parking and Turning Areas
Cycle Parking
Acoustic Barrier Detail
Site Management Control Measures (Noise)
Noise Assessment for Plant and Machinery
No plant on facades facing residential
Materials as Submitted
Primary Use as B8
Noise Materials
Tree Protection Plan
Root Barriers
Arboricultural Clerk Of Works
Approved Plans