

TWC/2022/0424

Site of former Reynolds House/former Boyd House, Ironmasters Way/Boyd Close, Telford Town Centre, Telford, Shropshire,
Enabling and engineering works comprising ground remediation, reprofiling, demolition of the existing substation and diversion of existing utilities *** Amended and additional information received ***

APPLICANT

Telford & Wrekin Council

RECEIVED

12/05/2022

PARISH

Lawley and Overdale

WARD

Ketley and Overdale

THIS APPLICATION HAS BEEN REFERRED TO PLANNING COMMITTEE AS THE COUNCIL ARE THE APPLICANT; THE SCHEME IS A MAJOR DEVELOPMENT AND IS SUBJECT TO A MEMORANDUM OF UNDERSTANDING TO SECURE MONIES TOWARDS BIODIVERSITY NET GAIN

Online Planning File:

<https://secure.telford.gov.uk/planning/pa-applicationsummary.aspx?Applicationnumber=TWC/2022/0424>

1.0 SUMMARY RECOMMENDATION

1.1 It is recommended that DELEGATED AUTHORITY be granted to the Development Management Service Delivery Manager to GRANT FULL PLANNING PERMISSION subject to a Memorandum of Understanding, conditions and informatives.

2.0 SITE AND SURROUNDINGS

2.1 The site subject to this application comprises approximately 3.6 ha of land at Ironmasters Way, Telford Town Centre. The site is bounded by Rampart Way, Hollingsgate and Lawn Central. With the exception of an electricity substation, the site is largely derelict having previously hosted the 'Boyd House' and 'Reynolds House' office complexes. There are groups of trees located parallel to a number of the site boundaries.

3.0 APPLICATION DETAILS

3.1 This application seeks full planning permission for enabling and engineering works comprising of ground remediation, reprofiling, demolition of the existing substation and the diversion of existing utilities. The works are required in connection with the forthcoming 'Station Quarter' redevelopment.

3.3 The application is accompanied by the following supporting documents: -

- Application form and Covering Letter
- Location Plan
- Proposed Site Plan
- Proposed Hoarding Layout Plan
- Proposed Levels Plan
- Proposed Demolition Plan
- Proposed Temporary Highway Diversions Plan
- Preliminary Ecological Appraisal and Bat Survey

- Archaeology Report
- Arboricultural Impact Assessment (and associated plans)
- Utilities Report
- Biodiversity Net Gain Assessment
- Remediation Strategy
- Construction Phase Plan
- Ground Conditions Report
- Earthworks Specification
- Construction Environmental Management Plan

4.0 RELEVANT HISTORY

- 4.1 TWC/2022/0423 – Installation of construction hoarding for a temporary period of up to 5no. years – Full Granted on 04/08/2022

5.0 RELEVANT POLICY DOCUMENTS

- 5.1 National Guidance:
National Planning Policy Framework (NPPF)

- 5.2 Local Development Plan:
Telford & Wrekin Local Plan

6.0 SUMMARY OF CONSULTATION RESPONSES

6.1 Local Member & Town/Parish Council Responses:

Comments received from statutory consultees can be viewed in full on the planning file, but key points have been summarised as follows:

- 6.1.1 Lawley & Overdale Parish Council – No comment

6.2 Standard Consultation Responses

- 6.2.1 Ecology: Comment
Provided a calculation for Biodiversity Net Gain of £104,500. Confirmed that due to the nature of the works, no conditions or informatives are required.

- 6.2.2 Highways: Comment
Construction activity will need to be controlled. A CEMP has been submitted which is a comprehensive document and appears to cover the required topics. As far as access is concerned, it is assumed the eastern plot is accessed from the north via Bishton Court and the western plot (Reynolds) via Ironmasters Way from the northwest by Addenbrook House. The material operations covered by this submission will involve a large number of HGV movements on to the highway network and the LHA would not wish to see any HGVs laying up on the surrounding roads either before or after visiting the site.

- 6.2.3 Drainage: No objection

- 6.2.4 Shropshire Council Archaeology – No comment

- 6.2.5 Shropshire Fire Service: Comment
Consideration should be given to advice provided in Shropshire Fire and Rescue Service's "Fire Safety Guidance for Commercial and Domestic Planning Applications" document.

7.0 SUMMARY OF PUBLIC RESPONSE

- 7.1 One letter has been received from the owner/occupier of a neighbouring building (Kendal Court) which raises the following points:
- Confirmation requested as to whether the proposed works will result in any interruption to the electricity supply for Kendal Court

8.0 PLANNING CONSIDERATIONS

- 8.1 Having regard to the development plan policy and other material considerations including comments received during the consultation process, the planning application raises the following main issues:
- Principle of development
 - Impact on residential amenity
 - Other matters

8.2 Principle of development

- 8.2.1 The proposed works are required in connection with the forthcoming 'Station Quarter' redevelopment, which will see an existing area of Telford Town Centre redeveloped into a mixed-use area, including associated infrastructure/public realm. The proposed Station Quarter redevelopment will be subject to a separate hybrid planning application which will fully assess the principle of development with respect to Local Plan Policies EC1 and EC5.
- 8.2.2 In order to deliver the project in a timely manner, the Applicants submitted two initial planning applications – one application which sought consent for hoarding around the application site, which has been full granted by officers – and a further application for the enabling and engineering works comprising of ground remediation, reprofiling, demolition of the existing substation and the diversion of existing utilities on the site. As the Council are landowners and the proposed enabling/engineering works represent a major development, the application is being heard before Planning Committee.
- 8.2.3 Officers raise no objections to the works in principle, as it is appreciated that they will need to be carried out prior to the Station Quarter redevelopment taking place. The applicant has chosen to apply for these works separately in order to accelerate the delivery of the wider scheme. As the proposal does not include the construction of any built form, will be merely prepping the site for construction and would not result in the loss of an existing uses, it is considered that the principle of development is acceptable.
- 8.2.4 In regards to noise which may be created by the proposed works, a Construction Environmental Management Plan (CEMP) outlines that works will take place between 7.30am and 5pm Monday to Friday, between 07.30am and 1pm on Saturdays and at no time on Sundays or Bank Holidays. It has also been confirmed that the works will take approximately 5 months to complete. Given the hours proposed; proposed time-frame for the works and given that the site is located within Telford Town Centre, it is

envisaged that a large portion of the noise generated by the works will be masked by the traffic surrounding the application site. Notwithstanding this, the applicant has confirmed that noise will be kept to the lowest possible levels, using all appropriate and practicable control methods.

- 8.2.5 In regards to dust, a Dust Mitigation Plan has been included within the submitted CEMP which outlines that dust suppression equipment will be used by site personnel who will be trained on dust management and that dust will be kept to the lowest possible levels. It has also been outlined that the legislative and industry best practice will be applied at all times. A condition has been recommended to ensure that the works will be carried out in accordance with the submitted CEMP.
- 8.2.6 Accordingly, the proposal is considered to be in accordance with national and local planning policies.

8.3 Impact on residential amenity

- 8.3.1 With regard to residential amenity, the nearest properties are located to the south of the site (Dunsheath). The works are proposed to be carried out between 7.30am and 5pm on Monday to Friday, between 07.30am and 1pm on Saturdays and at no time on Sundays or Bank Holidays. It is considered that at these times, background noise within the area is likely to be 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.

8.4 Other Matters

- 8.4.1 Drainage: The Council's Drainage Team have raised no objections to the proposed scheme.
- 8.4.2 Ecology: The Council's Ecologist has provided a calculation (£104,500) in regards to Biodiversity Net Gain. This figure is based on the scale of the development and will be secured via a Memorandum of Understanding. The monies are to replace the habitats that are lost by the enabling works in the event that no application for the redevelopment of the site comes forward which would result in the site being left in the current position post enabling works. It is expected that the loss of units will be accounted for within the hybrid application which is due to come forward. The Ecologist has not requested any conditions or informatives.
- 8.4.2 Highways: The Local Highways Authority have raised no objections to the scheme. It has been noted that construction activity will need to be controlled. A Construction Environmental Management Plan has been submitted which covers all relevant topics. It has been confirmed that the Eastern plot will be accessed from the North via Bishton Court but will also be accessed via Ironmasters Way (depending on the stage of the project and the operation being carried out). The Western plot will be accessed via Ironmasters Way from the Northwest by Addenbrook Way. These access arrangements are considered to be acceptable.
- 8.4.3 As the proposal will result in a large number of HGV movements the LHA would not wish to see HGV's laying up on the surrounding roads, either before or after visiting the site. The CEMP outlines that all deliveries will be managed via an online portal and any unplanned deliveries will be not permitted onto site. The delivery rules will be contained in all supply chain orders and will include details of the delivery planning portal and will also confirm that no waiting or parking in any parts of the local road network including lay-bys will be permitted. The gatemen for the project will regularly

monitor the surrounding roads to ensure compliance. The proposed works will result in a number of road closures, to ensure that the works are carried out safely. The Council's Street Works team have agreed that they are acceptable in principle. Permission has recently been given for the installation of hoarding around the site – this will ensure that the construction work is contained and does not pose a risk to pedestrians or vehicles accessing the surrounding areas. The proposal is therefore deemed to be compliant with policies C3 and C5.

- 8.4.4 Consultation comments: In regards to the consultation comment received by the owner/occupiers of Kendal Court, the applicant has confirmed that electricity supply to surrounding buildings should not be affected as a result of this proposal. The contractors contact details have been forwarded on to the owner of Kendal Court.

9.0 CONCLUSIONS

The proposed works are necessary in order to deliver a major re-development of this area of Telford Town Centre which would provide a wide range of benefits to local residents. The proposed works will not have a detrimental impact upon the amenity of neighbouring residential properties and there are no technical issues that would warrant the refusal of the application. Accordingly it is considered that the proposal represents a sustainable form of development which complies with the National Planning Policy Framework, together with relevant policies within the Telford & Wrekin Local Plan.

10.0 RECOMMENDATION

Based on the conclusions above, it is recommended that **Delegated Authority** be granted to the Service Delivery Manager to **GRANT FULL PLANNING PERMISSION** (with the authority to finalise any matter including conditions, legal agreement terms, or any later variations) subject to:

- 1) The applicants/landowner entering into a Memorandum of Understanding (MOU) with the Local Planning Authority (with terms to be agreed by the Development Management Service Delivery Manager) relating to the following:
 - a) £104,500 towards Biodiversity Net Gain
- 2) The following conditions and informatives:
 - a) A04 Time limit
 - b) B057 Remediation Works
 - c) B059Custom Waste Management Plan
 - d) B130 Trees – Protective Fencing
 - e) C38 Development in accordance with deposited plans
 - f) C091 Development in accordance with Ecology Survey
 - g) C091 Development in accordance with CEMP
 - h) I06 Memorandum of Understanding
 - i) I17b Coal Authority Development Low-Risk Area
 - j) I32 Fire Authority
 - k) I40 Conditions
 - l) I41 Reasons for grant of approval
 - m) RANPPF1

