

TWC/2022/0804

Land west of, Hollinshead Way, Old Park, Telford, Shropshire
Removal of condition no2 and variation of condition no3 of planning permission
TWC/2016/1119 (Importation of clean soil to test ground stability) to show the
precise location within which materials will be tipped and rolled to create a
surcharged mound and new stockpile area (Mound B)

APPLICANT

Telford and Wrekin Council

RECEIVED

28/09/2022

PARISH

Lawley and Overdale

WARD

Ketley and Overdale

**THIS APPLICATION HAS BEEN REFERRED TO PLANNING COMMITTEE AS
THE COUNCIL IS THE APPLICANT AND LANDOWNER AND THE PROPOSAL IS
A MAJOR APPLICATION (SITE AREA MORE THAN 1HA)**

Online planning file: <https://secure.telford.gov.uk/planning/pa-applicationsummary.aspx?applicationnumber=TWC/2022/0804>

1. SUMMARY RECOMMENDATIONS

It is recommended that **DELEGATED AUTHORITY** be granted to the Development Management Service Delivery Manager to **GRANT FULL PLANNING PERMISSION** subject to conditions and informatives.

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 proposed development would sit on a site measuring 4,500sqm 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 The Wrekin Housing Group offices are located to the east. The nearest residential properties to the site are located approximately 130 metres to the west beyond Old Park Way, approximately 200m to the south west on Cambridge Close and to the north across Colliers 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 4,500sqm site identified on the submitted Block Plan as 'Mound B.'

4. PLANNING HISTORY

- 4.1 TWC/2016/1119 - Importation of clean soil to test ground stability - Granted 23 January 2017
- 4.2 TWC/2018/0804 - Importing of clean soil to surcharge the ground and improve the ground strength – Granted 1 November 2018

5. RELEVANT POLICY DOCUMENTS

- 5.1 National Planning Policy Framework (NPPF)
- 5.2 Telford & Wrekin Local Plan 2011-2031

6. NEIGHBOUR REPRESENTATIONS

- 6.1 The 21-day public consultation period expires on 19 October 2022 but due to the press notice the final consultation date is 27 October 2022. At the time of writing the report no comments have been received. Any comments will be reported as updates prior to the meeting.
- 6.2 TWC Highways: Comment
- Having given consideration to the applicant's reasons for the hours of operation of 07.30 to 16.30 these are considered acceptable subject to a condition;
 - 120 HGV movements per day equates to 240 trips. This would work out as roughly 26 per hour or one every 2-ish minutes. In the context of the duration of the soil import lasting one month this does not raise any significant concerns in terms of capacity or highway safety issues;
 - The anti-mud management proposals are acceptable and a condition is requested to secure and monitor these;
 - The proposals to reinstate the conditions of the access once the importation is complete are acceptable and a condition is requested securing a pre-works and post-works survey;
 - Further information is required regarding the operation of the access in the event of simultaneous HGV use to ensure arrangements on and off Old Park Way, a class B road, is acceptable.

7. STATUTORY REPRESENTATIONS

- 7.1 The statutory consultation period expires on 19 October 2022. At the time of writing the report no comments have been received. Any further comments will be reported as updates prior to the meeting.

8. APPRAISAL

- 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
 - Highway considerations
 - Ecology
 - Residential Amenity
 - Mining considerations
 - Other matters
- 8.2 Background
- 8.3 The site historically contained opencast coal mining works which have 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 of the site measuring 1 hectare to carry out surcharging works.
- 8.4 The process of 'surcharging' involves a specific height and area of soil being placed in a bespoke part of the site and the settlement of the underlying ground measured for up to a year. To enable this to happen, a lot of clean imported material is required, which can be 'stacked' in a controlled manner 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.
- 8.5 A second consent was approved under TWC/2018/0804 which permitted further importation of soil within a 1 hectare area in the south-west corner of the site to surcharge the ground and improve ground strength (referred to as Mound A in the application under consideration). This consent allows sufficient importation of soil to cover an area of 4,500sqm up to a height of 5m. To date Mound A contains soil up to 2m in height and therefore retains capacity to accommodate more soil as part of the 2018 consent.
- 8.6 This application is a variation to the 2016 consent and therefore the principle of development is accepted. The proposal is to again seek permission for the importing of soil to the site, this time to the area identified as 'Mound B' on the proposed plans. The works will take place on a 1 hectare parcel of land in the centre-south west corner of the wider 10.8 hectare site, immediately north of Mound A.
- 8.7 The amount of soil being proposed for importation is 36,000 cubic metres. Some of this will be directed towards Mound B and some will go to the previously consented Mound A, which has capacity to receive more soil than it

currently has under consent TWC/2018/0804. In real terms, Mound A has consent to be up to 5m in height and the applicant advises that the soil import would increase the height of Mound A to 4.5m, which remains under the original allowance.

8.8 Highway considerations

8.9 As with the previous applications, 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. A key difference between this application and the previous consents is that the site access to the east from the roundabout off Hollinshead Way is no longer proposed and therefore all HGV movement would use the single access onto Old Park Way.

8.10 This is because there is now a steep drop into the site from the eastern access, which would need significant earthworks to make it safe for HGV passage across the drain which crosses the site. Furthermore, the land around the eastern access is wet and marshy and creating an access road through the wet land would be difficult. The applicant also wishes to reduce the amount of contact between HGVs and Thomas Telford School given the increased number of HGV movements proposed this time, as detailed below.

8.11 Whereas the previous applications expected the import of materials on an ad hoc basis depending on when donor sites became available, a difference with this application is that the donor site (located in Telford town centre) is known and therefore the length of import, HGV route and proposed number of HGV movements a day have all been submitted. The import is planned to take place in a concentrated period which dovetails with works taking place on the donor site. This would amount to approximately one month (Mondays to Saturdays) with 120 HGV movements a day (10 deliveries per lorry) based on hours of operation of 0730 to 1630. The Local Highways Authority have confirmed that these arrangements are acceptable, particularly as the import is expected to last one month.

8.12 HGV movements onto the site will need to be managed to avoid any queuing on the highways outside the site and the Local Highways Authority have requested more information on these arrangements from the application. This will be reported to committee either prior to or at the time of the meeting.

8.13 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, with the caveat of the information requested from the applicant described in para 8.12.

8.14 Ecology

8.15 An Ecological Method Statement has been submitted as part of the application and is being assessed by the Council's Ecologists. Comments received will be reported to Members prior to or at the time of the committee meeting.

8.16 Residential Amenity

8.17 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 7.30 and 16.30 Monday to Saturday and at no time on Sundays or Bank Holidays at which times, background noise within the area is likely to be reasonably high, primarily resulting from traffic on the busy road network surrounding the site. Members are asked to note the previous consent granted hours of operation from 07.00 to 19.30 and the reduction in these hours reflects the increased intensity of HGV movements.

8.18 As such, it is not considered that the proposal would result in any significant harm to the amenities of the nearest residents.

8.19 Mining considerations

8.20 The applicant has provided a Coal Authority Mining Report, which confirms two recorded mineshaft positions below the southern edge of Mound B. The Coal Authority report confirms that both mineshafts have been dug out during opencast mining operations in 1976-77 and therefore recorded mineshafts do not exist below the surcharge footprint (i.e. Mound B).

8.21 Other Matters

8.22 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.

8.23 The applicant advises that if the soil can be imported to the Old Park Campus it would avoid it having to be taken out of the borough to landfill. This would represent a significant cost-saving as well as contributing towards the Council's carbon neutral aspirations.

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) Submission of information pertaining to the management of HGVs around site access on Old Park Way and agreement by Local Highways Authority;
- C) 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
B150	Constructive Environmental Management Plan (to include anti-mud measures)
B049	Pre-works and post-works survey on highway/access condition
C020	Works in Accordance with Traffic Management/Routing Plan
Ccust	Chemical Certification
C38	Development in Accordance with Plans
D11	Hours of Work
	Any conditions requested by the Council's Ecologist