

## INFORMATION RECEIVED SINCE PREPARATION OF REPORT

Application number	TWC/2022/0573
Site address	Former Woodside Social Club & land adjacent, Woodside Avenue, Woodside, Telford, Shropshire
Proposal	Erection of 33 no. unit care home with associated access, car parking and landscaping**Amended Plans and Reports**
Recommendation	Full Grant

### 1. ADDITIONAL INFORMATION RECEIVED

- 1.1 Since the publication of the Committee Report, the Local Planning Authority (LPA) has received written confirmation from the applicant to the Section 106 Contributions listed within the committee report (at paragraph 8.11.1).
- 1.2 The Council's Environmental Health Specialist has also provided comments on the applicant's updated noise impact assessment (dated 22/08/2022, ref NIA/10267/22/10443/v3/Proposed Care Home). They advise that the appropriate good noise standard for external amenity space is 50dB LAeq, 16hr. In noisier environments close to infrastructure where development is desirable guidance suggests a trade-off for desirability of site and other advantages, such as connectivity to the surrounding area and an acceptable noise level of 55dB LAeq, 16hr. The inclusion of an acoustic barrier provides some additional protection to external amenity areas. Small areas within the site will attain the good standard of less than 50dB LAeq, 16hr. Additional area is expected to achieve the 55dB LAeq, 16hr standard whilst some areas of the site are expected to exceed the guidance levels. However, overall the assessment suggests around 50% of the external amenity area which is conducive to relaxing activity will meet the desired noise level criteria. It is expected that without the acoustic barrier on the site frontage there would be an increase in noise levels in external amenity areas with direct line of site. This is considered acceptable with the assurance that the acoustic barrier will be in place around all ground floor external amenity spaces to promote a good noise environment.
- 1.3 The Applicant has also submitted the following amended plans:
  - (i) Proposed Site Plan Ref: 6653- SSA- 00-XX-DR-A- 004 –P12
  - (ii) Landscape and Planting Plan Ref ATC.22.1223.102r5

## 2. OFFICER COMMENTS

- 2.1 The submitted Planting and Proposed Site Plan, addresses the combined comments from the Healthy Spaces Officer, Arboricultural Officer and Environmental Health Officer.
- 2.2 The updated planting plan includes the following amendments:
- I. Changed holly trees to silver birch.
  - II. Changed cherry tree adjacent to hard surfacing to silver birch.
  - III. Added 1no. Oak. (Semi mature).
  - IV. Moved smoking shelter
  - V. Added note to frontage hedges (1&2) that they shall be maintained to a height of 900mm.
- 2.3 The submitted proposed site plan includes the location of the 2m acoustic fence (around the private amenity space at the rear of the site). The acoustic fence is positioned around external amenity areas where residents could be expected to use for outside relaxation purposes to enable a reasonable noise level to be achieved for future users of the site. A condition is recommended to be included on the permission to condition the detail of the 2m acoustic fence (with no gaps of a minimum density of 10kg/m<sup>2</sup>).
- 2.4 The LPA requested amendments to the hard works / boundary treatment plan at the front of the site to remove the close boarded fence and replace with more appropriate materials. A revised boundary treatment plan has not yet been received but it is requested that this matter is delegated.

## 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:

- Financial Contribution of £19,640 towards off-site bus stop improvements on the northern and southern side of Woodside Avenue to provide each stop with a new 3 bay shelter and lighting;
- Financial Contribution of £5,000 towards Travel Plan Monitoring;
- Financial Contribution of £25,650 towards off-site Biodiversity Net Gain;
- Financial Contribution of £14,400 towards off-site Tree Replacement Planting;

- Section 106 Monitoring Fee (1% of total value of contributions).
- b) Submission of a replacement boundary treatment scheme; in line with comments from the LPA.
- c) 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  
 Time Limit  
 Full Site Environmental Management Plan (including on-site construction)  
 Foul and Surface Water  
 Surface Water Treatment Scheme  
 Sewer Build over Agreement  
 Landscape Management Plan  
 Ground Conditions (Phase II)  
 Ground Gas Monitoring  
 Slope Stability  
 Ecology Report Compliance  
 Nesting/Roosting Boxes  
 Lighting Plan  
 Biodiversity Net Gain Management Plan  
 Travel Plan  
 Parking, Loading, Unloading and Turning  
 Visibility Splays  
 Access Drive and Material  
 Cycle Parking Details  
 Acoustic Barrier Detail  
 Materials Details  
 Ventilation Details  
 Glazing Details  
 EV Charging (Compliance)  
 Tree Protection Plan  
 Arboricultural Clerk of Works  
 Tree Planting  
 Approved Plans