

UPDATES SINCE PREPARATION OF REPORT

Public comments have been received on the application

Online planning file: <https://secure.telford.gov.uk/planning/pa-applicationresponses-public.aspx?ApplicationNumber=TWC/2021/0356>

1.0 CONSULTATION RESPONSES

- 1.1 Following the publication of the Committee Report, a number of images have been received by a member of the public whom is registered to speak at the Planning Committee, against the application.
- 1.2 Without the full details of the member of public's presentation, Officers are unable to make any specific comment on these images. It is understood however that these images are being used to demonstrate some concerns raised over Archaeology, which Officers consider is assessed in full within the Committee Report.

2.0 CONCLUSION:

- 2.1 Officers remain satisfied that they have assessed the application in accordance with national guidance and the recommendation remains as per the original Committee Report and set out below.

3.0 DETAILED RECOMMENDATION

- 3.1 Based on the conclusions above, as there are no material grounds to warrant the refusal of the application, it is requested that Member advise whether they would have been minded to grant Delegated Authority 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:

A) The applicant/landowners entering into a Section 106 agreement with the Local Planning Authority (item i. subject to indexation from the date of committee), with terms to be agreed by the Development Management Service Delivery Manager, relating to:

- i. The provision of 20% discounted market dwellings (at 90% open market value, offered to key workers);
- ii. £10,000.00 financial contribution towards the future maintenance and management of Dale Coppice (to be paid to Severn Gorge Countryside Trust);
- iii. £15,150.00 financial contribution towards traffic calming improvements in Ironbridge, and;
- iv. £23,000.00 towards the installation of additional play equipment at Cherry Tree Hill Playground, and;

vi. S106 Monitoring Fee of £963.00

B) The following conditions (with authority to finalise conditions and reasons for approval to be delegated to Development Management Service Delivery Manager):-

Time Limit (Full)

Further details:

Materials
Window/Door sections
Rainwater goods etc
Highway Design (inc former tramway detailing)
CEMP
LMP
Landscaping Design
Woodland Management Plan (Wellington Road/Dale Road)
Bat/bird boxes and hedgehog passes
Lighting Plan
Archaeology
Foul & Surface water detailed design
Exceedance flow routing plan
Watercourse design
Culvert abandonment plan
Flood Response Evacuation Management Plan
Contamination
Foundation Designs
Photographic Historic Record
Demolition Method Statement
Schedule of Works – Wingshop
Method Statement – Historic wall along Wellington Road
Scheme of Interpretation (inc entrance streetscape)
Boundary treatments
Shed finishes
Design/location of EVC
Noise – ventilation details for south-facing facades
Retained wall along streetscene/former access and railings
BNG Monitoring strategy
Shed details
Wingshop bin storage

Specifying:

Approval of Noise Impact Assessment mitigation & glazing spec
Approval of Arboricultural Impact Assessment
Prior to occupation - Parking/loading/turning of vehicles
No burning/storage in tree RPA
Set FFL (as per EA guidance)
FFL for new structures (as per EA guidance)
Piling (as per EA guidance)
Approved Plans
Removal of permitted development
No further windows/openings without explicit consent

Informatives:

S106 STW Highways License

Highways – S184
Coal Authority – Low Risk
Contaminated Land
Nesting Wild Birds
Lighting
Fire Authority
Street Name & Numbering
Cadent Gas
West Mercia Police
Piling
EA: Land Contamination