

INFORMATION RECEIVED SINCE PREPARATION OF REPORT

Application number	TWC/2023/0673
Site address	Land off, Hadley Castle Works, Hadley, Telford, Shropshire
Proposal	Erection of 5no. industrial units (up to 87,700m ² of commercial floorspace) (Use Classes B2/B8 and E(g)(iii)) with ancillary office space (Use Class E(g)(i)) with associated parking, ev parking, gatehouses, cycle shelters, attenuation pond, landscaping and all associated engineering works and highway works, including site clearance and enabling works ****AMENDED DESCRIPTION****
Recommendation	DELEGATED AUTHORITY be granted to the Development Management Service Delivery Manager to GRANT FULL PLANNING PERMISSION (with the authority to finalise any matter including Condition(s), Legal Agreement Terms, or any later variations) subject to a Section 106 Agreement, Condition(s) and Informative(s).

1.0 PROCEDURAL MATTERS

- 1.1 Following publication of the previous Committee Report which detailed a number of amendments which had been made to the scheme since the previous Planning Committee Meeting held in September 2024; an amendment to the application description has been carried out to reflect these changes.
- 1.2 The amendment to the description relates solely to the area of floor space being proposed as part of the proposal. The previous description stated that a total area of 90,951 sq. metres was proposed. Following the reduction in floor space to Unit 1, this has now been amended to read as 87,770 sq. metres, to ensure that the description is accurate and reflects the current proposal.

2.0 ADDITIONAL CONSULTATION RESPONSES RECEIVED AND FURTHER ENGAGEMENT WITH PARISH COUNCIL/WARD MEMBER

- 2.1 Following publication of the Local Planning Authority's Committee Report, a number of additional neighbour representations have been received, objecting to the proposed development. These representations are available in full, on the Council's website, however, the main points raised are summarised below:

- detrimental impact upon the residential amenity of neighbouring properties;
- detrimental impact upon the highways network;
- detrimental impact upon the drainage system;
- detrimental impact upon biodiversity;
- detrimental impact upon heritage assets;
- loss of open space;

- proposal in contrary to the Telford & Wrekin Local Plan (*LPA comment - noting that specific policies have not been referenced within submitted comments*);
 - the economic/employment benefits of the proposal have not been demonstrated/justified;
 - proposal does not respect or respond positively to the character and appearance of the area;
 - insufficient consultation has taken place during the application process.
- 2.2 Following review of these additional comments, Officers consider that the above points have been suitably addressed within the previous Committee Report for the proposal.
- 2.3 In respect of the public consultation undertaken as part of the application, para's. 1.1-1.8 of the previous Committee Report details the public consultation undertaken to-date.
- 2.4 Since the preparation of the previous report, a further meeting has taken place between the Local Planning Authority, Applicant, Cllr. Phil Millward from the Parish Council and Cllr. Eileen Callear as Ward Member. This meeting focused on discussing the conditions proposed by the Local Planning Authority, should the application be approved by members and was arranged to allow the Parish Council and Ward Member to have a good understanding of how matters raised by Neighbours could be addressed via Condition(s) and an understanding of what information would need to be submitted for review, in order to satisfy these Condition(s).
- 2.5 It remains that the Local Planning Authority considers that the legal requirements outlined within Article 15 of the Town and Country Planning (Development Management Procedure)(England) Order 2015 in respect of consultations, have been met.

3.0 HIGHWAY IMPACTS AND DRAINAGE OF THE SITE

- 3.1 As outlined within the previous Committee Report, a number of amendments have been carried out in respect of Units 1 and 2. From a Highways perspective, these amendments included the following:
- re-positioning of the hub office;
 - increase to the number of level access doors to six;
 - amendments to the layout and numbers of the proposed docks in order to reflect the amended footprint of the unit;
 - relocation of the refuse area and future sprinkler tanks to suit the new service yard design;
 - car park layout updated to reflect the amended footprint of the unit;
 - relocation of the gate house and service road to the South-East of the site with a new entrance created off estate road;
 - the width of the road the North of the unit has been reduced and the bell mouth to the estate road has been omitted.

- 3.2 Following receipt of amended plans which reflect the above amendments, the Local Highways Authority have reviewed and provided further comments, confirming that the proposal is supported from a highways perspective, subject to the Section 106 Contribution, Condition(s) and Informative(s) listed within their previous comments. They have also requested that a further Condition is attached to any approval, which stipulates that no structures (such as fences, gates or walls) should be placed forward of the visibility splays which is higher than 600mm. Officers consider this to be reasonable and as such, this Condition is now included within the below, detailed recommendation.
- 3.3 The amended plans also reflected a change to the drainage of the site, in that the previously proposed attenuation pond has been omitted. The Council's Drainage team initially objected to this amendment, as it was not considered that a sufficient, alternative drainage method for this Unit has been proposed. Following discussions with the Applicant, plans have now been submitted which show tree pits within the boundary of Unit 2. The Council's Drainage Officer has reviewed these amended plans and have confirmed them to be acceptable. The Drainage Officer has confirmed that the prevised details are supported from a drainage perspective, subject to the Conditions and Informatives listed within their previous comments.
- 3.4 In light of this additional consultation being undertaken, it remains that there are no technical highways or drainage objections to the proposal which would warrant the refusal of the application.

4.0 DETAILED RECOMMENDATION

- 4.1 Based on the conclusions above and the information detailed within the previous report, the recommendation to the Planning Committee on this application is that **DELEGATED AUTHORITY** be granted to the Development Management Service Delivery Manager to **GRANT FULL PLANNING PERMISSION** (with the authority to finalise any matter including Condition(s), Legal Agreement Terms, or any later variations) subject to the following:
- A) The applicant/landowners entering into a Section 106 Agreement with the Local Planning Authority (subject to indexation from the date of committee with terms to be agreed by the Development Management Service Delivery Manager) relating to:
- i) Travel Plan Monitoring (£5,000 per unit);
 - ii) Strategic Highway Network (£449,348.68);
 - iii) Enhancements/Upgrade to off-site Bus Stops on Hortonwood 30 and Hadley Road (£75,000);
 - iv) Delivery of off-site Biodiversity Net-Gain Mitigation and 30-year monitoring fee of Biodiversity Net Gain Mitigation Plan;
 - v) 1% Monitoring Fee for Section 106 Contributions

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

Condition(s):

Time Limit
Samples of Materials
Travel Plan
Confirmation on Proposed Use and Occupiers (incl. Operational Hours)
Parking Details
Details of Works to Pedestrian and Cycle Access Routes
Foul and Surface Water Drainage
Drainage: Environment Agency Agreement
Details of Upgrade Works to Existing Drainage System
Schedule of Works – Desilting and Repointing of Canal
Schedule of Works and Details of Heritage Improvements
Phase II Site Investigation
HE: Watching Brief
Landscaping Details
Landscape Management Plan
Tree Protective Fencing Plan
Ecological Mitigation Strategy and Method Statement
Erection of Artificial Nesting/Roosting Boxes
Lighting Plan
Construction Environmental Management Plan (Including further noise surveys and resident working group)
Construction Environmental Management Plan: Biodiversity
Biodiversity Net Gain Monitoring Plan – On-site
Biodiversity Net Gain Monitoring Plan – Off-site
Details of Solar Panels, Heat Pumps and Battery Storage Facilities
Noise Assessment Prior to Occupation
Visibility Splays – No structures greater than 600mm
Parking, Loading, Unloading and Turning
Development in Accordance with Deposited Plans
Works in Accordance with Ecological Impact Assessment
Works in Accordance with Arboricultural Impact Assessment
Works in Accordance with Site Waste Management Plan
Delivery of Cycle Parking/Storage
Delivery of Internal Accesses, Roads, Parking, Turning and Servicing Areas

Informative(s):

Section 106 Agreement
Coal Authority Low Risk Area
Nesting Wild Birds
Fire Authority
S184/S278 Agreement
Impact upon restricted byway
Cadent Gas

Biodiversity Net Gain
Conditions
Reasons for Grant of Approval
Approval Following Amendments