

Development Management Report

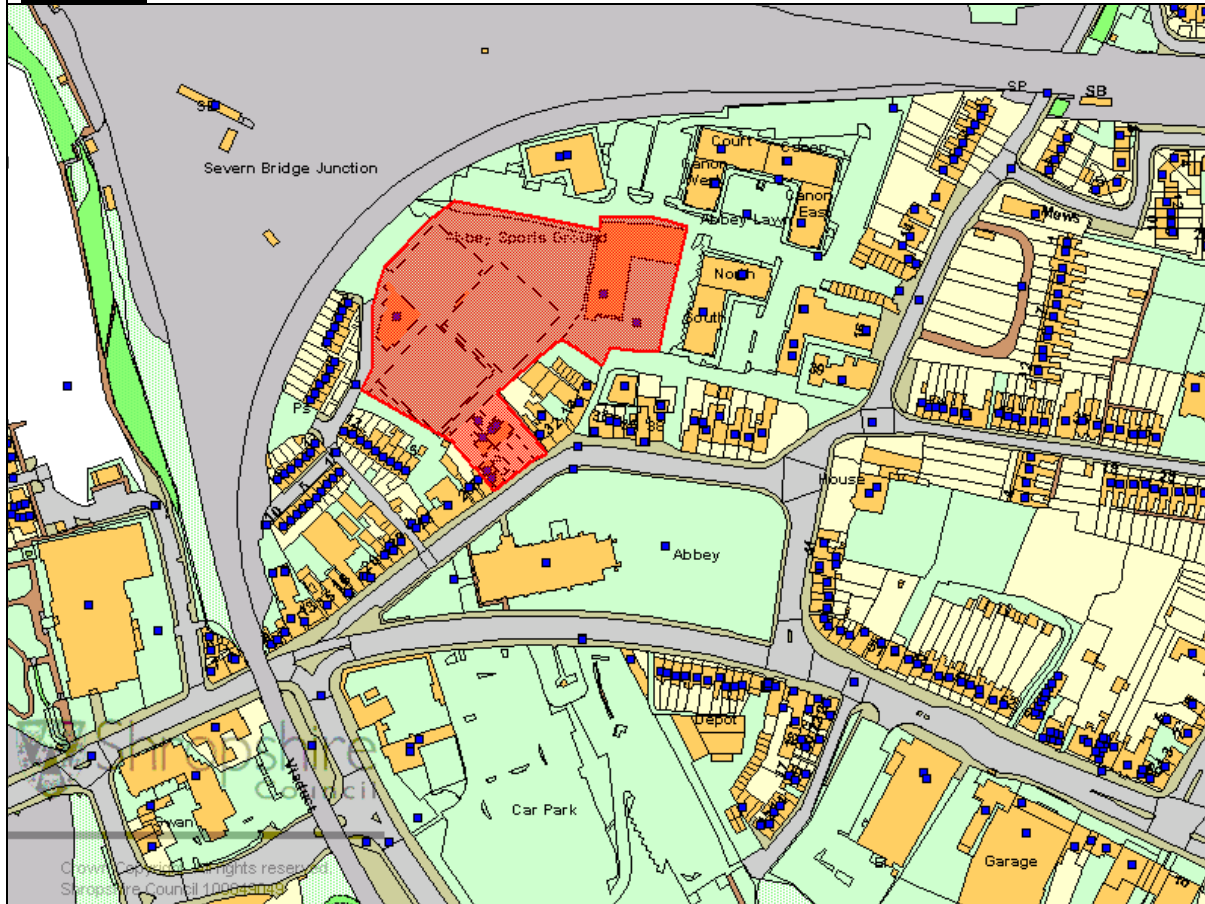
Responsible Officer: Tim Rogers

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Summary of Application

Application Number: 13/03670/FUL	Parish:	Shrewsbury Town Council
Proposal: Construction of 25 Almshouses Sheltered Apartments and 27 Open Market Apartments together with associated roadways, car parks landscaping and drainage		
Site Address: Holy Cross Alms Houses Abbey Foregate Shrewsbury SY2 6BS		
Applicant: Shrewsbury Drapers Holy Cross Ltd And Morris And Company Ltd		
Case Officer: Andrew Gittins	email: planningdmc@shropshire.gov.uk	

Grid Ref: 349885 - 312581



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Recommendation:- Grant delegated authority to the Area Planning Manager to grant permission subject to the resolution of the outstanding flooding and drainage issues subject to conditions set out in Appendix 1 and a Section 106 agreement.

REPORT

1.0 THE PROPOSAL

- 1.1** The application seeks approval for 25 Almshouses Sheltered Apartments and 27 Open Market Apartments together with associated roadways, car parks landscaping and drainage.
- 1.2** If recommended for approval a Section 106 legal agreement would be required to secure a contribution towards traffic management improvements on Horsefair, flood defences and affordable housing.
- 1.3** The viability of the scheme is dependant on grants from Shropshire Council and the Homes and Community Agency which require the scheme to be completed by March 2015. As such whilst at the time of writing the report responses are still pending from the Environment Agency and SC Drainage, Officers are requesting delegated authority to approve the application subject to the resolution of these outstanding flooding and drainage issues.

2.0 SITE LOCATION/DESCRIPTION

- 2.1** The site is located at the rear of Holy Cross Almshouses, Abbey Foregate, Shrewsbury. The site is surrounded by residential properties to the west and south, a business park to the east and railway line to the north. The site received permission for the erection of 21 Almshouses (10/03586/FUL) with access along Railway Terrace a narrow and congested residential street. The current application proposes access along Horsefair which serves a car park benefiting from a temporary consent (11/03293/FUL) until the 12th January 2017 on the old Farr & Harris commercial site which has extant consent for a two-storey office building (11/02849/FUL). Further information about the site location has been provided within the Design and Access Statement attached to the file.

3.0 REASON FOR COMMITTEE DETERMINATION OF APPLICATION

- 3.1** The application has been requested to be referred, by the Local Member, to the relevant Planning Committee within 21 days of electronic notification of the application and agreed by the Service Manager with responsibility for Development Management in consultation with the committee chairman based on material planning reasons.

4.0 Community Representations

4.1 Consultee Comments

- 4.1.1 Shrewsbury Town Council:** The Town Council generally has no objection to the scale and design of the proposed dwellings but questions how such developments are able to take place at the expense of valuable sporting and recreational amenity. Members seek to understand what arrangements are in place to ensure the continuation of sporting facilities within this site.
- 4.1.2 Environment Agency:** No response received to additional information provided by agent on the 19th November. Response will be relayed to Members through the Additional Representation.
- 4.1.3 SC Drainage:** Awaiting submission of additional surface water drainage details. Response will be relayed to Members through the Additional Representation.
- 4.1.4 Sport England:** Do not wish to comment on this particular application.
- 4.1.5 SC Archaeology:** Further to my initial advice of 8 October 2013, the applicant has now submitted a Desk Based Archaeological Study and Heritage Impact Assessment by an independent archaeological consultant. This has confirmed that parts of the eastern side of the proposed development site, north of the Horsefair frontage, have moderate high archaeological potential.

I understand that the Senior Conservation and Design Officer for the Central Area will provide comments on matters relating to the impact of the proposed development on the settings of the surrounding designated heritage assets. I therefore confine my comments here to the impact on below ground archaeological remains.

In relation to Paragraph 128 of the NPPF, I confirm that that Desk Based Archaeological Study and Heritage Impact Assessment dated October 2013 by Richard K Morriss & Associates provides a satisfactory level of information about the direct impacts on archaeological interest of the proposed development site itself.

In relation to Paragraph 141 of the NPPF, I therefore recommended that a phased programme of archaeological work, comprising an initial field evaluation followed by further mitigation as appropriate, is made a condition of any planning permission for the proposed development. An appropriate condition of any such consent is suggested.

- 4.1.6 SC Conservation:** No objection following the submission of the Heritage Impact Assessment which demonstrates that the proposals will not have an unacceptable affect on the setting or the significance of designated and non-designated assets in the surrounding area.
- 4.1.6 SC Public Protection:** The applicant states in the Design and Access statement that further intrusive ground investigation will be required in relation to contaminated land. As a result a condition in respect of contaminated land should

be attached should this application be granted permission.

As the development is close to the railway a noise assessment should have been included as part of this application. As no assessment has been provided, a condition should be attached requiring the submission of a noise survey prior to the commencement of any development.

Further conditions preventing any burning during construction and controlling the hours of demolition and construction should be attached to any approval.

4.1.7 SC Highways: The highway authority raises no objection to the granting of consent subject to the attachment of conditions and an informative.

A contribution of £10,000.00 is required under s106 of the Town and Country Planning Act for traffic management improvements on Horsefair, to solve issues which may arise following the development. This contribution has been agreed in principle with the applicant.

Key Issues

- All access for the development being considered will be made from Horsefair, which is the only public highway immediately adjacent to the site. (Removes access of Railway Lane).
- Horsefair is a series of historic, narrow roads which have been subject to ongoing development over the years. All of Horsefair is open to two-way traffic, which may not be appropriate in the future.
- We have requested that six additional visitor spaces are provided on site for the open market dwellings.
- There are some existing parking problems on Horsefair, which could be exacerbated by the proposed development.

Background

This proposed development results from the amalgamation of two separate development sites; one off Railway Lane with consent for a similar Almshouses development and one on the former Farr and Harris site for a 2-storey 1036m² GFA office block, also with an existing temporary permission for a car park. This application removes the proposed access off Railway Lane for Almshouses, which was not supported by the Highway Authority on the grounds of the access being unsuitable, but was subsequently won on appeal.

All access for the development being considered will be made from Horsefair, which is the only public highway directly adjacent to the site. It should be noted that Abbey Lawns is a private road outside the control of the highway authority but is partially associated with the applicant. The question has been asked of the

applicant whether a sole means of access could be provided off Abbey Lawns, but there are physical reasons why this cannot be achieved.

The proposed development will create two accesses on to the public highway; one in place of the existing car park (old Farr and Harris access) and a new junction located in the north western corner of Horsefair. Given the narrow nature of this street, vehicle speeds are considered to be below 20mph and therefore the visibility on to and from both access points is acceptable.

Horsefair is made up of three historic roads, which have experienced ongoing development over the years. These streets do suffer from some existing parking issues, due to the surrounding offices and other places of employment and the local residents have previously raised concern over parking here. Traffic can flow is two-directions along all of Horsefair, but given the parking issues and the proposed development this may require a review in the future.

The proposed development originally proposed 11 parking spaces for the Almshouses and 27 spaces for the open market dwellings. Whilst this is a highly sustainable location, it is the opinion of the highway authority that some additional spaces should be provided for visitors, as there is a possibility that at times there may not be sufficient parking within the site, resulting in vehicles being parked on the adjacent highway network. We have therefore negotiated with the applicant the provision of six additional spaces for visitors at the open market dwellings.

Given the above points regarding parking, it is possible that the development may result in a small number of vehicles parking on the surrounding highway network. Given this potential impact, a s106 contribution of £10,000.00 is required for the highway authority to manage any future problems arising. This could include a review of the traffic flow arrangements on Horsefair referenced above.

A Transport Appraisal has not been required due to the scale of the development. However we have consulted the TRICS database and we consider that the proposed development will generate broadly similar traffic volumes to the existing approved office block development on the temporary car park site.

4.1.8 SC Trees: I have no objections on the grounds of trees. The applicant has not supplied a Tree Protection Plan showing how the retained trees will be retained during construction (position of protective fencing etc.) This should be made a condition of any approval.

4.1.9 SC Ecology: I have read the above application and the supporting documents including the Extended Phase 1 Habitat Survey by Susan Worsfield dated 6th September 2013. There is no objection subject to the attachment of the suggested informative(s) to any consent.

4.1.10 Crime Prevention Design Advisor West Mercia Police: There is no formal

objection to the proposal at this time. However there are opportunities to design out crime and /or the fear of crime and to promote community safety.

The Design and Access statement clearly states that this proposed development will be developed to achieve Secured By Design accreditation. Early consultation is important so that any issues can be 'designed out' at an early stage.

Therefore should this proposal gain planning approval, it is requested that the suggested planning condition be placed upon the said approval.

Section 17 of the Crime and Disorder Act 1998 clearly states.

It shall be the duty of each authority to which this section applies to exercise its various functions with due regard to the likely effect of the exercise of those functions of, and the need to do all that it reasonably can to prevent crime and disorder in its area.

4.2 Public Comments

4.2.1 Six letters have been received objecting to the proposal on the following grounds:

- Vehicular access, parking and associated noise and pollution
- Loss of privacy
- Scale and impact on character of Conservation Area

On letter received in support of the application.

5.0 THE MAIN ISSUES

Principle of development

Siting, scale and design of structure

Highway and pedestrian safety

Impact on local and residential amenity

Sports and recreation provision

Flooding and drainage

6.0 OFFICER APPRAISAL

6.1 Principle of development

6.1.1 The site is located within the Shrewsbury Urban Area where the principle of new residential development is acceptable. The site is located with the Shrewsbury Conservation Area within close proximity of the Grade I listed Shrewsbury Abbey.

6.2 Siting, scale and design of structure

6.2.1 The proposal was been subject to discussions between the applicant's architect and Officers prior to the submission of the application. The siting, design and scale of the Almshouses is similar to the extant scheme with the open market block sited in approximately the same location as the approved office building. It is acknowledged that the apartments will be of a larger footprint and scale than the approved office buildings. However, the application has been referred to the Council's Conservation and Design Officer who has no following the submission of the Heritage Impact Assessment which demonstrates that the proposals will not have an unacceptable affect on the setting or the significance of designated and non-designated assets in the surrounding area, including Shrewsbury Abbey and the Conservation Area. Approval would be subject to conditions requiring the submission of materials and design detailing which will ensure a high quality development which would enhance the character of the Conservation Area in accordance with the requirements of Core Strategy Policies CS6 and CS17.

6.3 Impact on local and residential amenity

6.3.1 Core Strategy Policy CS6 requires all development to safeguard residential and local amenity. A number of objections have been received stating that the proposal will result in a loss of privacy and that the proposed access will result in noise and pollution. The application site shares boundaries with residential properties on Abbey Foregate to the south with the proposed access along Horsefair sited between two blocks of residential properties. The block and elevations plans illustrate the siting, scale and fenestration details of the proposed development which are a result of discussions between the architect and Officers prior to the submission of the application. Officers consider that the proposal is of an appropriate scale with sensitive fenestration detailing which will safeguard residential and local amenity without having an overbearing impact or any undue loss of privacy. As such the proposal is considered compliant with the requirements of Core Strategy Policy CS6.

6.4 Highway and pedestrian safety

6.4.1 The application has been referred to Shropshire Council's Highways Development Control Manager who has no objection subject to the attachment of conditions and informative(s) and subject to a Section 106 legal agreement to secure a contribution of £10,000.00 for traffic management improvements on Horsefair, to solve issues which may arise following the development. This contribution has been agreed in principle with the applicant.

6.4.2 Whilst the concerns of local residents and the local member are noted these, Officers consider that the development will not have an unacceptably detrimental impact on highway and pedestrian safety in the area and therefore accords with the requirements of CS6 and saved SABC Local Plan Policy T14 in respect of the number of parking spaces, which includes the provision of 44 spaces for 52 apartments, consisting of 21 one bed and 31 two bed apartments. This level of provision is considered acceptable with regard to the size of the proposed apartments and the sustainable location of the development in immediately adjacent to local services and adjacent to the Town Centre with excellent public transport links. This recommendation follows extensive consultation between

Council Officers, the Local Member and the agent in which the possibility of gaining access through Abbey Lawns business park. The agent has responded by stating that they do not consider the addition of residential traffic into Abbey Lawns would be appropriate. There would be a security issue as the property between the application site and the railway embankment which is security fenced. In addition the agent has stated that the ground rises from Horsefair up to Abbey Lawns. Access into the undercrofts directly from Abbey Lawns as the ramps would be too steep requiring a graded access through the centre or 'biodiversity corridor' and would thus result in the loss of an important aspect of the scheme requested by the Council's Ecologist. On the basis that there is no objection to the use of Horsefair and the justification provided by the agent against using Abbey Lawns there is no objection to the proposed scheme on highways grounds.

6.5 Sports and recreation provision

6.5.1 Shrewsbury Town Council generally has no objection to the scale and design of the proposed dwellings but questions how such developments are able to take place at the expense of valuable sporting and recreational amenity. Members of the Town Council seek to understand what arrangements are in place to ensure the continuation of sporting facilities within this site. It is acknowledged that the proposal will lead to the loss of an existing bowling green but mitigates this through the provision of an activity lawn. The application has been referred to Sport England who have recognised that the scheme proposes alternative open space provision and do not wish to comment on the proposal. As such it is considered that the proposal will continue to contribute to the quality of life residents and towards the creation of safe and healthy communities in accordance with the requirements of CS8.

6.7 Flooding and drainage

6.7.1 Core Strategy Policy CS18 states that developments will integrate measures for sustainable water management to reduce flood risk. The application has been referred to Shropshire Council's Flood and Water Management and the Environment Agency who have provided comments which the agent has provided additional information and amended plans in response to; the final consultee comments will be relayed to members via the Additional Representations.

7.0 CONCLUSION

7.1 The principle of the proposed development is acceptable. The proposal will protect and conserve the natural, built and historic environment and is appropriate in scale, density, pattern and design taking into account the local context and character features such as Shrewsbury Abbey which contribute to the character of the Shrewsbury Conservation Area. The proposal will contribute to the health and wellbeing of the local community through the retention of one bowling green and replacement of the other green with an activity lawn. The proposal is capable of being accessed in a safe manner with an appropriate level of vehicular parking with regard to the highly sustainable location and will result in highways improvements. Subject to the submission and approval of appropriate details it is considered that the development is capable of integrating measures for sustainable water management to reduce flood risk. The proposal makes an overprovision of local

needs affordable housing in particular sheltered accommodation for the elderly. Accordingly the proposal complies with the relevant development plan policies.

8.0 Risk Assessment and Opportunities Appraisal

8.1 Risk Management

There are two principal risks associated with this recommendation as follows:

- ② As with any planning decision the applicant has a right of appeal if they disagree with the decision and/or the imposition of conditions. Costs can be awarded irrespective of the mechanism for hearing the appeal, i.e. written representations, hearing or inquiry.
- ② The decision may be challenged by way of a Judicial Review by a third party. The courts become involved when there is a misinterpretation or misapplication of policy or some breach of the rules of procedure or the principles of natural justice. However their role is to review the way the authorities reach decisions, rather than to make a decision on the planning issues themselves, although they will interfere where the decision is so unreasonable as to be irrational or perverse. Therefore they are concerned with the legality of the decision, not its planning merits. A challenge by way of Judicial Review must be made a) promptly and b) in any event not later than three months after the grounds to make the claim first arose.

Both of these risks need to be balanced against the risk of not proceeding to determine the application. In this scenario there is also a right of appeal against non-determination for application for which costs can also be awarded.

8.2 Human Rights

Article 8 gives the right to respect for private and family life and First Protocol Article 1 allows for the peaceful enjoyment of possessions. These have to be balanced against the rights and freedoms of others and the orderly development of the County in the interests of the Community.

First Protocol Article 1 requires that the desires of landowners must be balanced against the impact on residents.

This legislation has been taken into account in arriving at the above recommendation.

8.3 Equalities

The concern of planning law is to regulate the use of land in the interests of the public at large, rather than those of any particular group. Equality will be one of a number of 'relevant considerations' that need to be weighed in Planning Committee members' minds under section 70(2) of the Town and Country Planning Act 1970.

9.0 Financial Implications

There are likely financial implications if the decision and / or imposition of conditions is challenged by a planning appeal or judicial review. The costs of defending any decision will be met by the authority and will vary dependent on the scale and nature of the proposal. Local financial considerations are capable of being taken into account when determining this planning application – insofar as they are material to the application. The weight given to this issue is a matter for the decision maker.

10. Background

Relevant Planning Policies

Central Government Guidance:

National Planning Policy Framework

Core Strategy and Saved Policies:

CS1 – Strategic Approach

CS2 – Shrewsbury Development Strategy

CS6 – Sustainable Design and Development Principles

CS8 – Facilities, Services and Infrastructure Provision

CS9 – Infrastructure Contributions

CS11 – Type and Affordability of Housing

CS17 – Environmental Networks

CS18 – Sustainable Water Management

SUPPLEMENTARY PLANNING DOCUMENTS Type and Affordability of Housing

T14 Parking Standards Outside the River Loop

RELEVANT PLANNING HISTORY:

10/03586/FUL Erection of 21 No. Almshouse affordable sheltered apartments including communal lounge, office, library/hobbies room, office and first floor conservatory, together with associated works, car parking, landscaping and relocation of existing bowling green GRANTED 16.11.2010

11/02849/FUL Renewal of extant Planning Permission 08/0732/F for the erection of a two storey office building with associated parking following demolition of existing building GRANTED 18.08.2011

11/03293/FUL Use of land as car parking area for a temporary period of 5 years (part retrospective) GRANTED 12.01.2012

13/03670/FUL Construction of 25 Almshouses Sheltered Apartments and 27 Open Market Apartments together with associated roadways, car parks landscaping and drainage PDE

11. Additional Information

[View details online:](#)

List of Background Papers (This MUST be completed for all reports, but does not include items containing exempt or confidential information)

Cabinet Member (Portfolio Holder)
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Cllr M. Price

Local Member

Cllr. Hannah Fraser

Appendices

APPENDIX 1 - Conditions

APPENDIX 1**Conditions****STANDARD CONDITION(S)**

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91(1) of the Town and Country Planning Act, 1990 (As amended).

2. The development shall be carried out strictly in accordance with the approved plans and drawings.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the approved plans and details.

3. Demolition or construction works shall not take place outside 0730 hours to 1800 hours Mondays to Fridays and 0800 hours to 1300 hours on Saturdays and at no time on Sundays or Bank Holidays.

Reason: In order to maintain the amenities of the area.

4. No burning shall occur on site during development. This includes in preparation of the site for development.

Reason: To protect the amenity of the area.

CONDITION(S) THAT REQUIRE APPROVAL BEFORE THE DEVELOPMENT COMMENCES

5. No built development shall commence until samples of all external materials including hard surfacing, have been first submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approval details. The samples required shall include the erection of a sample panel of brickwork, including mortar, of at least 1 metre square, on site for the approval of the Local Planning Authority.

Reason: To ensure that the external appearance of the development is satisfactory.

6. Prior to commencement of the development a noise assessment shall be submitted to and approved in writing by the Local Planning Authority. The survey shall detail how noise has been mitigated from existing sources in order that future residents are not affected unduly by noise.

Reason: to protect the health and wellbeing of future residents.

7. No development approved by this permission shall commence until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation (WSI). This

written scheme shall be approved in writing by the Planning Authority prior to the commencement of works.

Reason: The proposed development site is known to hold archaeological interest.

8. No ground clearance, demolition, or construction work shall commence until a scheme has been submitted to and approved in writing by the local planning authority to ensure no damage to any existing trees or hedgerows within or adjoining the site. The submitted scheme shall include the provision of chestnut pale or similar form of protective fencing to BS5837 : 1991 at least 1.25 metres high securely mounted on timber posts firmly driven into the ground has been erected around each tree/tree group or hedge to be preserved on the site or on immediately adjoining land. The fencing shall be located at least 1.00 metre beyond the line described by the furthest extent of the canopy of each tree/tree group or hedge. The approved scheme shall be retained on site for the duration of the construction works

Reason: To prevent trees or hedgerows on site from being damaged during building works.

9. a) No development shall take place until a Site Investigation Report has been undertaken to assess the nature and extent of any contamination on the site. The Site Investigation Report shall be undertaken by competent person and be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'. The Report is to be submitted to and approved in writing by the Local Planning Authority.
- b) In the event of the Site Investigation Report finding the site to be contaminated a further report detailing a Remediation Strategy shall be submitted to and approved in writing by the Local Planning Authority. The Remediation Strategy must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.
- c) The works detailed as being necessary to make safe the contamination shall be carried out in accordance with the approved Remediation Strategy.
- d) In the event that further contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of (a) above, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of (b) above, which is subject to the approval in writing by the Local Planning Authority.
- e) Following completion of measures identified in the approved remediation scheme a Verification Report shall be submitted to and approved in writing by the Local Planning Authority that demonstrates the contamination identified has been made safe, and the land no longer qualifies as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to human health and offsite receptors.

10. No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
- i. the parking of vehicles of site operatives and visitors
 - ii. loading and unloading of plant and materials
 - iii. storage of plant and materials used in constructing the development
 - iv. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
 - v. wheel washing facilities
 - vi. measures to control the emission of dust and dirt during construction
 - vii. a scheme for recycling/disposing of waste resulting from demolition and construction works

Reason: To avoid congestion in the surrounding area and to protect the amenities of the area.

CONDITION(S) THAT REQUIRE APPROVAL DURING THE CONSTRUCTION/PRIOR TO THE OCCUPATION OF THE DEVELOPMENT

11. No windows or doors shall be installed on the development without details plans and sections at a scale of 1:20 having been first submitted to and approved by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: To protect and enhance the appearance of the building and the area.

12. No built development approved by this permission shall commence until there has been submitted to and approved by the local planning authority a scheme of landscaping and these works shall be carried out as approved. The submitted scheme shall include:

Means of enclosure

Hard surfacing materials

Minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting)

Planting plans

Written specifications (including cultivation and other operations associated with plant and grass establishment)

Schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate

Implementation timetables

Reason: To ensure the provision of amenity afforded by appropriate landscape design.

13. No part of the development shall be occupied until the works for the disposal of foul and surface water drainage have been provided in accordance with the approved plans.

Reason: To ensure the proper drainage of the site.

14. Details of the roof construction details including details of eaves, ridges, valleys and verges shall be submitted to and approved in writing by the Local Planning Authority before the commencement of the relevant parts of the work. The development shall be carried out in accordance with the approved details.

Reason: To safeguard the architectural and historic interest and character of the Conservation Area.

CONDITION(S) THAT ARE RELEVANT FOR THE LIFETIME OF THE DEVELOPMENT

15. All hard and soft landscape works shall be carried out in accordance with the approved details and to a reasonable standard in accordance with the relevant recommendations of appropriate British Standard 4428:1989. The works shall be carried out prior to the occupation of any part of the development or in accordance with the timetable agreed with the Local Planning Authority. Any trees or plants that, within a period of five years after planting, are removed, die or become, in the opinion of the Local Planning Authority, seriously damaged or defective, shall be replaced with others of species, size and number as originally approved, by the end of the first available planting season.

Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs.

Informative(s)

1. All species of bats found in the UK are European Protected Species under the Habitats Directive 1992, the Conservation of Species and Habitats Regulations 2010 and the Wildlife & Countryside Act 1981 (as amended).

If a live bat should be discovered on site at any point during the development then work must halt and Natural England should be contacted for advice.

2. The active nests of all wild birds are protected under the Wildlife & Countryside Act 1981 (As amended). An active nest is one being built, containing eggs or chicks, or on which fledged chicks are still dependent.

All clearance, conversion and demolition work in association with the approved scheme shall be carried out outside of the bird nesting season which runs from March to September inclusive

Note: If it is necessary for work to commence in the nesting season then a pre-commencement inspection of the vegetation and buildings for active bird nests should be carried out. If vegetation cannot be clearly seen to be clear of bird's nests then an experienced ecologist should be called in to carry out the check. Only if there are no active nests present should work be allowed to commence.

3. The applicant should aim to achieve the Secured by Design (SBD) award status for this development. SBD is a nationally recognised award aimed at achieving a minimum set of standards in crime prevention for the built environment, the scheme has a proven track record in crime prevention and reduction. The opportunity for crime to occur can be reduced by up to 75% if Secured By Design is implemented.

The principles and standards of the initiative give excellent guidance on crime prevention through the environmental design and also on the physical measures. Details can be at www.securedbydesign.com

4. The land and premises referred to in this planning permission are the subject of an Agreement under Section 106 of the Town and Country Planning Act 1990.
5. We note that the proposed development will create a new access on to the existing highway and therefore if the site is approved, the applicant will need to apply for consent under s184 of the Highways Act 1980. See the following page for info:
[http://shropshire.gov.uk/highways-and-traffic/highway-maintenance-application-forms/apply-for-vehicle-access-\(dropped-kerb\)/](http://shropshire.gov.uk/highways-and-traffic/highway-maintenance-application-forms/apply-for-vehicle-access-(dropped-kerb)/)
6. A full written archaeological brief for this work can be provided by Shropshire Council's Historic Environment Team for a charge, which would include costs for up to two monitoring visits during the site evaluation work. Complex sites may require more than two monitoring visit for which an additional charge per visit will be applied. This would provide all the necessary information to allow any appointed archaeological contractor to quickly produce a 'written scheme of investigation' (WSI) at minimal cost. Further details are available on the Historic Environment Team website. Further details are available on the Historic Environment Team website at: -
<http://www.shropshire.gov.uk/environment.nsf/open/A1F6142BA6648FC88025786C004B1832>