



Committee and date

Central Planning Committee

20 December 2018

Item

8

Public

Development Management Report

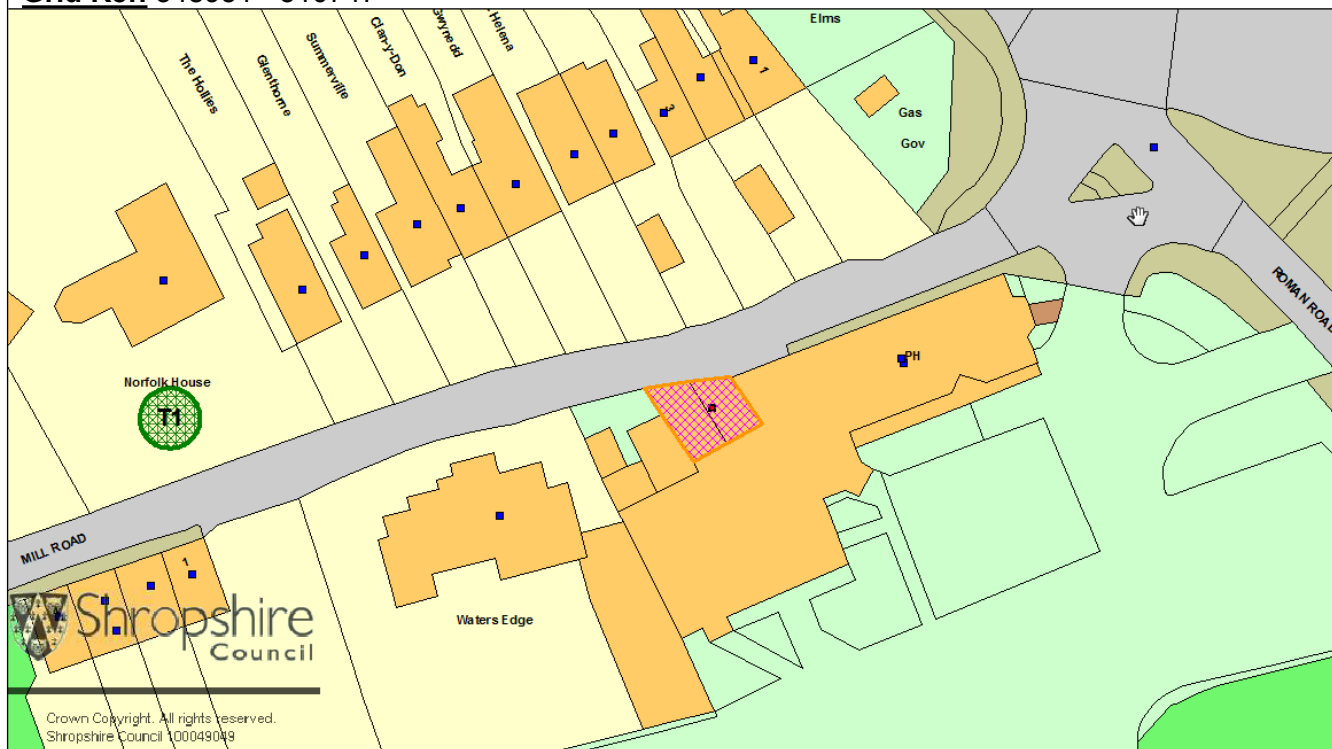
Responsible Officer: Tim Rogers

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Summary of Application

<u>Application Number:</u> 18/04801/OUT	<u>Parish:</u>	Shrewsbury Town Council
<u>Proposal:</u> Outline application (appearance, access, layout and scale for consideration) for the erection of one dwelling		
<u>Site Address:</u> Proposed Dwelling North East Of Waters Edge Mill Road Meole Brace Shrewsbury Shropshire		
<u>Applicant:</u> Mr And Mrs C Hull		
<u>Case Officer:</u> Toby Cowell	<u>email:</u> planningdmc@shropshire.gov.uk	

Grid Ref: 348951 - 310747



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Recommendation:- Grant Permission subject to the conditions set out in Appendix 1.

REPORT

1.0 THE PROPOSAL

- 1.1 Outline planning permission (with appearance, access, layout and scale under consideration) is sought for the erection of a detached dwelling. (Landscaping is reserved for future consideration as Reserve Matters).

2.0 SITE LOCATION/DESCRIPTION

- 2.1 The site is highly compact and comprises 2 x single storey garages of a lightweight metal construction and in a fairly poor state of repair. The application site fronts onto Mill Road, and abuts the two storey end gable of the Wild Pig public house to the east. A retaining wall and single storey function rooms used in connection with the Wild Pig are located to the immediate south, with a refuse area used in connection with the residential property of Waters Edge to the west. Late Victorian townhouses with a distinct building line on an elevated position in relation to the streetscene are located on the opposite side of the road. The site falls within the Meole Brace Conservation Area and Flood Zone 2.

3.0 REASON FOR COMMITTEE DETERMINATION OF APPLICATION

- 3.1 This application does not meet the criteria for delegated decisions as set out in the Council's adopted 'Scheme of Delegation' given the objection from Shrewsbury Town Council. The application has been considered by the Central Planning Committee's agenda setting meeting and deemed appropriate that the application be determined by committee.

4.0 Community Representations

4.1 - Consultee Comments

4.1.1 Shrewsbury Town Council

Objection. Overdevelopment and impact on neighbouring properties with regards to overlooking, loss of privacy and light.

4.1.2 SC SuDs

The technical details submitted for this Planning Application have been appraised by WSP UK Ltd, on behalf of Shropshire Council as Local Drainage Authority. The site is in Flood Zone 2 and a FRA has been produced under Planning Application Ref: 18/02307/OUT. No objection, subject to conditions.

4.1.3 SC Conservation

Initial comments: I would again refer you to our consultee comments made under two earlier Outline planning applications, 17/02536/OUT and 18/02307/OUT, both proposing similar schemes for a new two and a half storey dwelling immediately adjacent to the former Brooklands Hotel (now The Wild Pig) on the

site of small existing garages, proposed to be demolished.

The most recent Outline application 18/02307/OUT was considered by the Central Planning Committee where permission was refused. Having reviewed the current new application, also an application for Outline planning permission, with again all matters reserved, the general details of the scheme appear to remain the same however it is noted that as part of this application elevation and floor plan drawings have been submitted (although as only an Outline application these are still indicative plans only).

We had previously commented as follows: The former Brooklands Hotel while not statutorily listed is considered to represent a non-designated heritage asset where taking account of policies MD13 and revised NPPF paragraph 197 is relevant. We had also noted the visual prominence of the hotel building along a busy route at the entrance to the Meole Brace neighbourhood and the Meole Brace Conservation Area, the boundary of which runs along the south elevation line of the building and in which the subject property is included.

We would reiterate that, in considering this application, due regard to the following local and national policies, guidance and legislation is required in terms of historic environment matters: CS6 Sustainable Design and Development and CS17 Environmental Networks of the Shropshire Core Strategy, Policies MD2 and MD13 of the SAMDev component of the Local Plan, the (revised) National Planning Policy Framework (NPPF) and Historic England planning guidance (The Setting of Heritage Assets). As the proposal is within the boundaries of the Meole Brace Conservation Area, special regard to Section 72 of the Planning (Listed Buildings and Conservations Area) Act 1990 would also be required in terms of the extent to which this proposal would preserve or enhance the character or appearance of the Conservation Area.

We would again note that we would raise no objection on heritage grounds to the demolition of the small garages on this site, and their removal could represent a possible visual enhancement to the street scene and to the wider Conservation Area.

The earlier Outline planning applications, both refused, included relatively detailed but indicative-only sketch plans showing a generally traditionally-designed dwelling with modest dormers to the front and with a ridge height following that of the adjacent hotel, and we had previously commented that while in principle the scheme was not necessarily unacceptable, being an Outline application there was no surety that this detail would be followed or implemented, and this would remain the case with this new application, although more detailed drawings have been provided this time.

A heritage impact statement was prepared for the last application and this has again been submitted and referenced, and this report is acknowledged and the conclusions are generally concurred with, and while it is noted that more detailed elevation drawings are now submitted for consideration, these are still indicative only given the nature of the application.

As noted previously, a high standard of design and high quality materials and

finishes would be required should development for a new dwelling be agreed here. We would repeat that while potentially not unacceptable in principle, this type of proposal in this location should include the appropriate detail found within a full planning application rather than simply indicative plans. The application indicates once again that all matters are to be reserved, similar to the previous applications, and we would note that it is preferable that certain details are built into applications made within Conservation Areas or where heritage assets can be affected.

We would reiterate that the ridge height of any dwelling here should step down from that of the hotel ridge line and the dwelling subservient to the larger building to reduce the overall scale and potential impact on the area, and it is not clear whether this has been incorporated into this current scheme; this could be included as a height limit condition should Outline approval be granted. It is also noted that the rear elevation is very blank and unarticulated and this elevation may impact negatively on views looking into the Conservation Area from the south.

Should this application be approved, conditions requiring approval of all external materials, finishes, fenestration and finer architectural detailing including joinery details will need to be fully agreed by way of reserved matters, and a height restriction as noted above should be given consideration.

Subsequent comments following submission of amended plans:

Amended drawings have now been received where the ridge height of the proposed new dwellings has been marginally lowered and where blind window features have been added to the rear elevation. These amendments address our earlier comments to some degree. It is also noted that the application form indicates that approval is being sought for access, appearance, layout and scale of this proposal so that there is some assurance that should the application be approved, the development will adhere to the plans as submitted.

Conditions covering all external materials (Condition CC1), window and door details (based on Condition JJ20) and a landscaping/boundary and surface details treatment condition are recommended for inclusion should the application be approved.

4.1.4 **SC Regulatory Services**

In this matter there is a number of noise sources especially from the adjoining public house and its function room. The previous consultation, detailed below still stands.

The adjoining premises has a license allowing use until 0130 hours on Fridays and Saturdays, earlier finish on other days and the external beer garden area to the rear allows use until 2320 hours. The external area could be a concern to any residential property placed closer than those already in the locality and significant noise mitigation measures would be required on top of good layout and design to ensure that the residential property would not impact on the viability of and use of the hotel. In addition as the building abuts the Hotel premises I would suggest a separation is put in place to ensure that noise transition through the Hotel

building into the new building does not occur. In addition rather than a noise assessment it may simply be more pragmatic to assume noise from patrons leaving the premises may cause significant noise and therefore ensure that details are provided at reserved matters stage that show a high level of noise reduction through proposed glazing (at least 30dB noise reduction) and mechanical ventilation provision to allow windows to be kept closed/acoustically attenuated trickle vents into all bedrooms and habitable rooms.

4.1.5 **SC Affordable Houses**

If the development is policy compliant then whilst the Council considers there is an acute need for affordable housing in Shropshire, the Council's housing needs evidence base and related policy pre dates the judgment of the Court of Appeal and subsequent changes to the NPPG, meaning that on balance and at this moment in time, then national policy prevails and no affordable housing contribution would be required in this instance.

4.1.6 **SC Highways**

The proposed development seeks to erect a two-bedroom dwelling with integral garage following the demolition of two existing garages. The site is a small plot adjacent to The Wild Pig (formerly The Brooklands) and fronting directly onto Mill Road. Mill Road is a one-way street with a speed limit of 20 mph. There are no footways along the road. It is noted that there are overhead cables around the site.

The site is located adjacent to a slightly wider section of Mill Road and the proposed dwelling will be set back to follow the line of the Wild Pig. Given the existence of garages on the site at present it is considered that the proposed dwelling would not have a significant impact on the surrounding highway network. The garage doors should not open onto or overhang the highway.

Due to the nature of the surrounding highway network a construction method statement is required for this development.

No objection; subject to conditions and informatives.

4.2 - **Public Comments**

4.2.1 This application was advertised via notice at the site. Additionally, the residents of 7 neighbouring properties were individually notified by way of publication. At the time of writing this report, two letters of representation has been received objected to the proposed development on the following grounds:

- Overlooking and loss of light/reduced visual aspects;
- Potential impact on Wild Pig and their musical enterprises;
- Construction traffic/scaffolding would impact the use of the road to the detriment of highway safety

5.0 **THE MAIN ISSUES**

5.1 **Principle of development Character and appearance**

Neighbouring amenity – privacy and outlook
Residential amenity – noise
Highways
Flooding and Drainage

6.0 OFFICER APPRAISAL

6.1 Principle of development

6.1.1 Core Strategy Policies CS1, CS3, CS5 and CS11 seek to steer new housing to sites within market towns, other 'key centres' and certain named villages. Policy CS4 also allows for the identification of 'Community Hubs and Clusters' within the rural area where further housing development can happen; these hubs and clusters were designated as part of the adoption of the Council's Site Allocations and Management of Development (SAMDev) plan.

6.1.2 The NPPF states that the Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. The NPPF also states that one of its core planning principles is to encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value.

6.1.3 Policy CS6 of the Core Strategy seeks to ensure development protects, restores, conserves and enhances the natural, built and historic environment and is appropriate in scale, density, pattern and design taking into account the local context and character, and those features which contribute to local character.

6.1.4 The provision of housing within the urban area of Shrewsbury accords with the adopted SAMDev Plan Policy S16. Core Strategy Policy CS2 and MD1 of the SAMDev identifies Shrewsbury as the primary focus for housing development for Shropshire. S16.1 states that Shrewsbury will provide the primary focus for development for Shropshire, as a sub-regional centre and Shropshire's growth point, providing approximately 6,500 dwellings during the period 2006-2026.

6.1.5 The site is located within an existing built-up area within the Meole Brace Conservation Area, with the immediate locality primarily comprising residential properties; specifically along Mill Lane and the adjacent streetscene of Roman Road. The most notable exception to this is the Wild Pig public house, located to the immediate east and south of the application site.

6.1.6 The proposed development would result in the loss of an existing single storey double garage, which has remained unused for a number of years. The principle of its demolition to facilitate the erection of a dwellinghouse is considered to be acceptable, provided that such proposals would successfully integrate with the established character of the wider locality, without adversely impacting the amenities of neighbouring properties or the successful operation of the Wild Pig public house.

6.2 Character and appearance

6.2.1 Policy CS6 of the Core Strategy requires development to be designed to a high

quality using sustainable design principles, which should be responsive to the local character and context of existing development and its wider surroundings. Likewise, SAMDev Policy MD2 requires development to respond positively to local design aspirations, and be reflective of locally characteristic architectural design and details.

- 6.2.2 The proposed development would result in the loss of an existing single storey double garage, currently in a fairly poor state or repair and of no particular architectural merit. The detached dwelling proposed within the plot would effectively constitute a townhouse in appearance, however in the absence of primary windows or an access within the rear elevation, would effectively comprise a maisonette apartment. Given the significant compact and constrained nature of the application site, it is also noted that the property would not be afforded any outdoor amenity provision, with the front building line extending right up to the Mill Road streetscene.

The dwelling would extend to a height effectively in line with the adjacent Wild Pig public house, albeit with a minor set-down, with accommodation to be located across three storeys. The property would comprise an integral garage and bay window at ground floor, with two moderate gabled dormer windows at roof level in the principle elevation with corresponding rooflights at the rear. The roof proposed to serve the new property is unusual insofar as it would comprise a pitched roof to the front that would subsequently extend to a flat roof at the rear in order to maximise the living accommodation within the second floor.

- 6.2.3 The submitted application form indicates that facing brickwork and reconstructed stone would be utilised for the exterior of the property, with clay plain tiles for the roof. Such a palette of materials would correspond successfully with the vernacular of the neighbouring public house and additional residential properties within the Mill Road streetscene. The front elevation plan also indicates that the ground floor element of the property on the principle elevation would comprise stucco architectural brickwork. Such detailing is considered to add a greater degree of articulation to the front of the property that would positively enhance the character of the local built environment; as favoured by Core Strategy Policy CS06: Sustainable Design and Development Principles.

- 6.2.4 The Conservation Officer has raised no objection to the proposed development, noting the marginal set-down of the ridge height in relation to The Wild Pig and the inclusion of blind window features in the rear elevation to add a degree of articulation. Final details pursuant to external materials, window and door details and landscaping/boundary treatments could be adequately secured via condition should planning permission be forthcoming.

6.3 Neighbouring amenity – privacy and outlook

- 6.3.1 Policy CS6 of the Core Strategy seeks to safeguard residential and local amenity. Concerns have been raised with regards to the impact such development would have upon neighbouring amenity and outlook, particular in relation to dwellings present on the opposite side of Mill Road. Such dwellings are two storey and located on an elevated position in relation to the streetscene with dedicated parking areas directly in front. At its nearest point, the site frontage is approximately 19.5m from the nearest residential properties on the northern side

of Mill Road. Given the context of such properties being reasonably elevated from the streetscene, it is considered that the separation distance would be acceptable.

6.3.2 Likewise, whilst neighbouring dwellings opposite would likely be afforded reasonable degree of sunlight due to their south-east orientation, it is considered that the existing separation distance and present of an existing two storey building directly adjacent to the site would ensure that any resulting harm proposed from the development with regards to loss of light would be insignificant.

6.3.3 With regards to overlooking, some weight can be attributed to the first floor windows currently present in the northern flank elevation of the Wild Pig public house overlooking the Mill Road streetscene. Whilst it is noted that dormer windows have been included within the roofslope which would be afforded a higher level outlook of opposing dwellings; it is considered that the resultant separation distance and elevated nature of the adjacent properties would ensure that such an outlook would not be wholly unacceptable and only result in a mutual degree of overlooking commonplace within residential streetscenes.

6.3.4 The site area is shown on the location plan is 56sqm. A dwelling over three floors comprising two bedrooms would be sufficient in principle to provide reasonable living accommodation and residential amenity for its occupiers.

6.4 Residential amenity - noise

6.4.1 There is potential for noise from the Wild Pig and its function rooms to impact upon the residential amenity of occupiers of the proposed dwelling. This could in turn place pressures on the Wild Pig to change how it operates.

6.4.2 The Council's Regulatory Services raised no objection to the previous application on the basis that a noise assessment could be submitted at the Reserved Matters stage. However, on review of the current application, have considered that it would be more pragmatic to assume that noise from patrons leaving the premises would likely cause significant noise; especially in the context of the Wild Pig having an hours of use licence until 01:30 hours on Fridays and Saturday, with realistic use of the premises by patrons until 23:20 on all other days.

6.4.3 Therefore, Regulatory Services have advised that a separation is put in place to ensure that noise transition through the hotel building into the dwelling would not occur. In addition, details should be provided at the Reserved Matters stage demonstrating a high level of through glazing (30dB noise reduction as a minimum), with mechanical ventilation in order to allow windows to remain closed. Therefore, acoustically attenuated tricks vents should be installed into all bedrooms and habitable rooms.

6.4.4 It is therefore considered that such matters could be adequately addressed through the Reserved Matters stage, thereby rendering the proposed development acceptable in its current form as an Outline Application.

6.5 Highways

6.5.1 Mill Road is a one way street leading towards the junction with Roman Road, with

the existing garages opening directly onto the highway. SC Highways have considered that due to the presence of the existing garages within the plot, the proposed development consisting of a single dwelling would pose no significant impact upon the surrounding highway network. However, SC Highways have not said that the garage doors proposed to serve the new dwelling should not open or overhang onto the highway and, due to the nature of the surrounding highway network, a construction method statement would be required for submission prior to the commencement of development.

7.0 Flooding and Drainage

7.1 Details pursuant to surface water drainage and the disposal of foul sewerage can be adequately secured via planning condition, as recommended by the Council's SuDs team, should planning permission be forthcoming. Furthermore, the previous Flood Risk Assessment (FRA) submitted as part of the most recent planning application (ref. 18/02307/OUT) has been previously appraised and considered acceptable by SuDs.

8.0 CONCLUSION

The proposals are considered to constitute an effective and sustainable use of previously development land, with the principle of development deemed acceptable within an existing residential area. Moreover, such development is considered to enhance the visual amenities of the immediate locality, without adversely impacted the wider Conservation Area or additional heritage assets within the vicinity. It is also considered that such development would not detrimentally impacted the amenities of surrounding residential properties, or pose a significant impact upon the local highway network. Considerations in relation to landscaping, noise (with respect to The Wild Pig) and drainage would be covered at the Reserved Matters stage, and via planning condition.

This Outline Planning application is therefore recommended for approval by officers, subject to conditions as recommended in Appendix 1.

9.0 Risk Assessment and Opportunities Appraisal

9.1 Risk Management

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

- ☐ 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.
- ☐ 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 six weeks 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.

9.2 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.

9.3 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 1990.

10.0 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:

West Midlands Regional Spatial Strategy Policies:

Core Strategy and Saved Policies:

CS1 - Strategic Approach
CS6 - Sustainable Design and Development Principles
MD1 - Scale and Distribution of Development
MD2 - Sustainable Design
MD3 - Managing Housing Development
MD13 - Historic Environment
Settlement: S16 - Shrewsbury
CS17 - Environmental Networks

RELEVANT PLANNING HISTORY:

17/02536/OUT Outline application (all matters reserved) for the erection of one dwelling
REFUSE 8th August 2017
18/02307/OUT Outline application (all matters reserved) for the erection of one dwelling
REFUSE 6th August 2018

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) Cllr R. Macey
Local Member Cllr Nic Laurens
Appendices APPENDIX 1 - Conditions

APPENDIX 1

Conditions

STANDARD CONDITION(S)

1. Approval of the details of the landscaping of the site (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out as approved.

Reason: The application is an outline application under the provisions of Article 4 of the Development Management Procedure Order 2015 and no particulars have been submitted with respect to the matters reserved in this permission.

2. Application for approval of the reserved matters shall be made to the local planning authority before the expiration of three years from the date of this permission.

Reason: This condition is required to be imposed by Section 92 of the Town and Country Planning Act, 1990.

3. The development hereby permitted shall be begun before the expiration of two years from the date of approval of the last of the reserved matters to be approved.

Reason: This condition is required to be imposed by Section 92 of the Town and Country Planning Act, 1990.

4. 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.

CONDITION(S) THAT REQUIRE APPROVAL BEFORE THE DEVELOPMENT COMMENCES

5. Prior to the above ground works commencing samples and/or details of the roofing materials and the materials to be used in the construction of the external walls shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in complete accordance with the approved details.

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

6. No development shall take place until a scheme of the surface and foul water drainage has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully implemented before the development is occupied/brought into use (whichever is the sooner).

Reason: The condition is a pre-commencement condition to ensure satisfactory drainage of the site and to avoid flooding.

7. No development shall take place, including any works of demolition, until a Construction Method Statement 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:

- the parking of vehicles of site operatives and visitors
- loading and unloading of plant and materials
- storage of plant and materials used in constructing the development
- the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- wheel washing facilities
- measures to control the emission of dust and dirt during construction
- a scheme for recycling/disposing of waste resulting from demolition and construction works
- a Traffic Management Plan to include a community communication protocol.

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

8. Prior to the commencement of development, details pursuant to noise attenuation and reduction in relation to glazing and mechanical ventilation shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of amenity for future occupants of the dwelling and to ensure the economic activities of the adjacent hotel/public house would not be adversely impacted by the proposed development.

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

9. The integral garage hereby approved shall not be used for any other purpose aside from the parking of motor vehicles and domestic storage and will not be converted into habitable living accommodation.

Reason: To ensure a satisfactory level of on-site parking and domestic storage to serve the development.

10. The garages doors hereby permitted shall be inward opening only and not overhang onto the highway.

Reason: In the interests of highway safety.

Informatives

1. In arriving at this decision Shropshire Council has used its best endeavours to work with the applicant in a positive and proactive manner to secure an appropriate outcome as required in the National Planning Policy Framework, paragraph 38.

2. This planning permission does not authorise the applicant to: construct any means of access over the publicly maintained highway (footway or verge) or carry out any works within the publicly maintained highway, or authorise the laying of private apparatus within the confines of the public highway including any new utility connection, or undertaking the disturbance of ground or structures supporting or abutting the publicly maintained highway.

The applicant should in the first instance contact Shropshire Councils Street works team. This link provides further details <https://www.shropshire.gov.uk/street-works/street-works-application-forms/>

Please note: Shropshire Council require at least 3 months notice of the applicant's intention to commence any such works affecting the public highway so that the applicant can be provided with an appropriate licence, permit and/or approved specification for the works together and a list of approved contractors, as required.

3. The applicant is responsible for keeping the highway free from any mud or other material emanating from the application site or any works pertaining thereto.

4. Drainage arrangements shall be provided to ensure that surface water from the driveway and/or vehicular turning area does not discharge onto the public highway. No drainage or effluent from the proposed development shall be allowed to discharge into any highway drain or over any part of the public highway.

5. The applicant's attention is drawn to the need to ensure that appropriate facilities are provided, for the storage and collection of household waste, (i.e. wheelie bins & recycling boxes). Specific consideration must be given to kerbside collection points, in order to ensure that all visibility splays, accesses, junctions, pedestrian crossings and all trafficked areas of highway (i.e. footways, cycleways & carriageways) are kept clear of any obstruction or impediment, at all times, in the interests of public and highway safety.

<https://new.shropshire.gov.uk/planning/faqs/>

6. In the planning application, it state that the surface water from the proposed development is to be disposed of directly to a main sewer. Such a connection must not be made, as it can result in increased flood risk elsewhere. The use of soakaways should be investigated in the first instance for surface water disposal. Percolation tests and the sizing of the soakaways should be designed in accordance with BRE Digest 365. Full details, calculations, dimensions and location plan of the percolation tests and the proposed soakaways should be submitted for approval. Surface water should pass through a silt trap or catchpit prior to entering the soakaway to reduce sediment build up within the soakaway.

Should soakaways are not feasible, drainage calculations should limit the discharge rate from the site equivalent to 5.0 l/s runoff rate should be submitted for approval. The attenuation drainage system should be designed so that storm events of up to 1 in 100 year + 35% for

climate change will not cause flooding of any property either within the proposed development or any other in the vicinity.

7. Urban creep is the conversion of permeable surfaces to impermeable over time e.g. surfacing of front gardens to provide additional parking spaces, extensions to existing buildings, creation of large patio areas.

The appropriate allowance for urban creep must be included in the design of the drainage system over the lifetime of the proposed development. The allowances set out below must be applied to the impermeable area within the property curtilage:

Residential Dwellings per hectare	Change allowance	% of impermeable area
Less than 25	10	
30	8	
35	6	
45	4	
More than 50	2	
Flats & apartments	0	

Note: where the inclusion of the appropriate allowance would increase the total impermeable area to greater than 100%, 100% should be used as the maximum.

Curtilage means area of land around a building or group of buildings which is for the private use of the occupants of the buildings.

8. If non permeable surfacing is used on the new access, driveway and parking area or the new access slopes toward the highway, the applicant should submit for approval a drainage system to ensure that no surface water runoff from the new driveway run onto the highway.

9. The proposed method of foul water sewage disposal should be identified and submitted for approval, along with details of any agreements with the local water authority and the foul water drainage system should comply with the Building Regulations.