

NORTH PLANNING COMMITTEE
SCHEDULE OF ADDITIONAL LETTERS

Date: 17th March 2015

NOTE: This schedule reports only additional letters received before 5pm on the day before committee. Any items received on the day of Committee will be reported verbally to the meeting

Item No.	Application No.	Originator:
6	14/05473/FUL (Alexandra Road)	Town Council

Reaffirmed their previous objections to this application.

Item No.	Application No.	Originator:
6	14/05473/FUL (Alexandra Road)	Objectors

Three further objections have been received reiterating their objections raised previously and commenting that the amendments do not go far enough in reducing the scale and providing sufficient parking. One objector also comments that Council are not impartial due to the developer buying the site off the Council following an invitation to tender and also that the completed development would be a partnership with the Council.

Several objectors have noted that one letter of support is from the Managing Director of Shropshire Housing Alliance which they consider is inappropriate.

Officers can confirm that there is a letter of support from this individual, however, the comment of support is not determinative and support from the partners of the application company are as valid as support or objections from any other members of the public.

Item No.	Application No.	Originator:
6	14/05473/FUL (Alexandra Road)	Public Protection Officer

Georisk Management Ltd have carried out a Geoenvironmental Assessment at Alexandra Rd, Oswestry Ref. 14051/1 dated August 2014 that has been submitted in support of a planning application. The site investigation has been undertaken with limited access due to the existing buildings and services and it is recognised that further post-demolition investigation is required.

Hydrocarbon contamination associated with the former above and below petrol/diesel tanks has been identified in both soils and groundwater. It is also possible that a tier III controlled waters risk assessment is required due to the contamination levels in groundwater. Further gas monitoring will be required as part of future intrusive site investigation works. Accordingly, having regard to the above if this application was approved I recommend the following condition:

- 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 a competent person and 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.

A noise and dust management plan will be required in relation to demolition and construction activities. This must be specific to the site and state how noise will be reduced wherever this is possible. A high level of noise reduction will be required due to the site location completely surrounded by residential land. As a result I recommend the following condition should approval be granted:

Prior to any works on site a noise and dust management plan shall be submitted to the local planning authority for approval in writing. It shall be submitted at least 28 days prior to works commencing on site. It shall contain details of how noise will be kept to a minimum through all aspects of work on site including the receipt of deliveries.

Reason: to protect the amenity of the residential area and health and wellbeing of nearby residents.

As this development is completely surrounded by residential dwellings and works on site will be considerable and carried out over a prolonged period of time I propose the following condition to restrict construction times:

No construction or demolition activities shall take place outside of the following times: Monday - Friday 08:00-18:00, Saturday 08:00-13:00. No activities shall take place on Sundays and Bank holidays.

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

Item No.	Application No.	Originator:
6	14/05473/FUL (Alexandra Road)	Officer
The description of the proposed development on the first page of the committee report should state 53 apartments not 55.		
Item No.	Application No.	Originator:
7	14/01654/OUT (Aspen Grange)	Objectors
Four further comments have been received from objectors raising concerned that the original Welsh Water objection has not been noted within the report, about the proposal to condition connection to the foul drainage sewers, noting that the sewer should be upgraded before the development commences, and also commenting that there are brownfield and infill sites available that do not use the same sewer. The current application at the Sawmill in Rhoswel is noted as a brownfield site which should be developed first.		
Item No.	Application No.	Originator:
7	14/01654/OUT (Aspen Grange)	Objectors
Members have been sent correspondence direct from objectors regarding the foul drainage capacity and the need for detailed solution before development is permitted.		
Item No.	Application No.	Originator:
8	14/05461/VAR (Kingfisher Way)	Agent

The agent has emailed the members of the committee directly noting a lack of opposition to the application to vary the condition, that the number of dwellings to be developed will be submitted at reserved matters, that footpaths are available and a link to the existing route by the Morda Social Club can be provided and that the condition relates to flooding issues not highway matters.