



Date: Tuesday, 18 February 2025

Time: 2.00 pm

Venue: Shrewsbury/Oswestry Room, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND

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NORTHERN PLANNING COMMITTEE

SCHEDULE OF ADDITIONAL LETTERS

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

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NORTH PLANNING COMMITTEE		
SCHEDULE OF ADDITIONAL LETTERS		
Date: 18.02.2025		
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:
7	24/04035/FUL	Ollie Thomas
<p>Updates to planning conditions, as set out in Appendix 1. Condition 5 has had the “demolition phase” omitted from its wording and a new Condition 6 recommended seeking a package of highways engineering works (the formerly numbered Condition 6 and 7 are now Condition 7 and 8 respectively). No changes to all other conditions. The revised full list of conditions is as follows:</p> <p>APPENDIX 1</p> <p>Conditions</p> <p>STANDARD CONDITION(S)</p> <p>1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.</p> <p>Reason: To comply with Section 91(1) of the Town and Country Planning Act, 1990 (As amended).</p> <p>2. The development shall be carried out strictly in accordance with the approved plans, drawings and documents as listed in Schedule 1 below.</p> <p>Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the approved plans and details.</p> <p>CONDITION(S) THAT REQUIRE APPROVAL BEFORE THE DEVELOPMENT COMMENCES</p> <p>3. (a) No development approved by this permission shall commence until a written scheme of investigation for a programme of archaeological work has been submitted to and approved by the local Planning Authority in writing. The submitted details shall include post-fieldwork reporting and appropriate publication.</p> <p>(b) The approved programme of archaeological work set out in the written scheme of investigation shall be implemented in full and a report provided to the local planning authority prior to first use or occupancy of the development. The report shall include post fieldwork assessments and analyses that have been completed in accordance with the approved written scheme of investigation. This shall include evidence that the publication and dissemination of the results and archive deposition has been secured.</p> <p>Reason: The site is known to hold archaeological interest.</p> <p>4. No above ground works shall be commenced until full details of both hard and soft landscape works (in accordance with Shropshire Council Natural Environment</p>		

Development Guidance Note 7 'Trees and Development') have been submitted to and approved in writing by the local planning authority. The landscape works shall be carried out in full compliance with the approved plan, schedule and time scales. 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 upon written notification from the local planning authority be replaced with others of species, size and number as originally approved, by the end of the first available planting season.

The hereby required landscaping details shall include details of the proposed planters, provided with specifications for the planting. This should include drainage, soil and mulch depths for planting types and planting details. The hard landscaping details shall include details of any street furniture including their make, type and model.

Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscape.

5. No demolition or construction (including ground works and vegetation clearance) work shall commence until a Construction and Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority; all measures which form part of the scheme shall be strictly adhered to throughout the period of demolition and construction. The CEMP shall detail site specific measures to control and monitor impacts arising and include as a minimum:

- Procedures to ensure all works adhere to Best Practicable Means (BPM), to reduce noise (including vibration) to a minimum, with reference to the general principles contained in British Standard BS5228: 2009 'Code of practice for noise and vibration control on construction and open sites, Parts 1 and 2'.
- Procedures to ensure BPM to reduce dust emissions.
- Phasing plan for the demolition and construction works.
- Demolition/construction access/haulage routes, parking and traffic.
- Working hours and restrictions.
- Wheel washing facilities.
- A procedure for dealing with complaints.
- A procedure for notifying occupiers who are likely to be impacted from works.
- Staff training to cover principles of BPM relating to all site activities.
- An appropriately scaled plan showing 'Wildlife/Habitat Protection Zones' where construction activities are restricted, where protective measures will be installed or implemented.
- Details of protective measures (both physical measures and sensitive working practices) to avoid impacts to flora/fauna during construction.
- Requirements and proposals for any site lighting required during the construction phase.
- a timetable to show phasing of construction activities to avoid harm to biodiversity features (e.g. avoiding the bird nesting season).
- The times during construction when an ecological clerk of works needs to be present on site to oversee works.
- Identification of Persons responsible for:
 - i) Compliance with legal consents relating to nature conservation;
 - ii) Compliance with planning conditions relating to nature conservation;
 - iii) Installation of physical protection measures during construction;
 - iv) Implementation of sensitive working practices during construction.
 - v) Regular inspection and maintenance of physical protection measures and monitoring of working practices during construction; and

- vi) Provision of training and information about the importance of 'Wildlife Protection Zones' to all construction personnel on site.
- Pollution prevention measures.
 - Flood Emergency Plan to ensure operational safety (people, plant, pollution control, etc) during a flood event.

Reason: In the interest of the amenity of the occupants of surrounding sensitive properties and to protect features of recognised nature conservation importance.

6. The highway works along Roushill and the new Avenue, as shown on the approved drawings, shall be implemented fully in accordance with engineering details and a Phasing scheme/Method Statement to be first submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the works are properly coordinated and mitigate the impact of the construction works on the local highway network and in the interests of highway and pedestrian safety.

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

7. a) The development hereby permitted shall be carried out in strict accordance with the approved following documents:

- Smithfield Riverside, Shrewsbury Generic Quantitative Risk Assessment, SRS-ARP-RP-XX-RP-CG-00002, Ove Arup & Partners Limited, P03, 05 September 2024; and
- Remediation Method Statement (RMS) and Discovery Strategy V2.0: Smithfield Riverside Shrewsbury, Ivy House Environmental, 04 September 2024.

b) In the event that further contamination is found at any time when carrying out the approved development that was not previously identified then no further development shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority, a Method Statement for remediation. The Method Statement must detail how this unsuspected contamination shall be dealt with.

c) 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. The Report shall also include any plan (a "long-term monitoring and maintenance plan") for longer term monitoring of pollutant linkages, maintenance and arrangements for contingency action and for the reporting of this to the Local Planning Authority.

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.

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

8. Prior to the first use of the development hereby approved a lighting plan which demonstrated how adverse lighting effects that could cause harm to bats and their

habitats shall be submitted to and approved in writing by the local planning authority. The lighting shall be carried out in complete accordance with the approved details.

Reason: To minimise disturbance to bats, a European Protected Species.