

Development Management Report

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Summary of Application

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| Application Number: 19/02949/REM | Parish: | Shrewsbury Town Council |
| Proposal: Approval of reserved matters (access, appearance, landscaping, layout and scale) pursuant of 17/01697/OUT for the erection of a four storey development providing 43 apartments (some affordable); car parking provision | | |
| Site Address: Proposed Residential Development Car Park And Premises Old Coleham Shrewsbury Shropshire | | |
| Applicant: Mr W Sidell | | |
| Case Officer: Jane Raymond | email: | planning.northern@shropshire.gov.uk |

Grid Ref: 349790 - 312220



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Recommendation: Grant Permission subject to the conditions set out in Appendix 1 and any other conditions recommended in the schedule of additional representations to follow.

REPORT

1.0 THE PROPOSAL

1.1 This application relates to Reserved Matters (access, appearance, landscaping, layout and scale) pursuant to outline planning permission 17/01697/OUT for the erection of a four storey development providing 43 apartments.

2.0 SITE LOCATION/DESCRIPTION

2.1 The application site is located close to the English Bridge in Coleham near Shrewsbury town centre. North of the site is the Rea Brook, to the east the main Shrewsbury to Hereford railway line, to the south a mix of houses and immediately to the west the Seven Seas public house.

2.2 The site currently contains a 60 space car park and car valet business over the majority of the site with a disused factory in a state of disrepair and further car parking located on the remainder of the site

3.0 REASON FOR COMMITTEE DETERMINATION OF APPLICATION

3.1 The scheme does not comply with the delegation to officers as set out in Part 8 of the Shropshire Council Constitution as the Town Council has submitted a view contrary to officers and the application has been requested to be referred by the Local Member, and the Principal Planning Officer in consultation with the Committee Chairman and Vice Chairman agrees that the application should be determined by committee.

4.0 Community Representations

4.1 - Consultee Comments

4.1.1 **Environment Agency:** We have no further comments to offer on this Reserved Matters application and would reiterate our previous response.

4.1.2 **Historic England:** On the basis of the information available to date, we do not wish to offer any comments. We suggest that you seek the views of your specialist conservation and archaeological advisers, as relevant.

4.1.3 **SC Historic Environment (Archaeology):** We understand that, whilst the number of units has been reduced and the elevational designs amended from outline stage, the footprint of the building remains unchanged. Further, we note Condition 7 of the outline planning permission (ref. 17/01697/OUT). We therefore have no further comments to make on this application with respect to archaeological matters.

4.1.4 **SC Trees:** The EA requires that the river bank be re-profiled to increase flood

capacity. The existing trees on the river bank would not survive this treatment and thus it was requested that they be allowed to remove them. As they are not particularly significant in terms of their amenity value, no objection to the work providing that some replacement planting is provided, which can be done under the planning application. No comments have been received about the tree removal (application 19/04001/TCA).

- 4.1.5 **SC Ecology:** I am satisfied that the information submitted is sufficient to discharge conditions 10 - 14.
- 4.1.6 **SC Parks and Recreation:** Under Shropshire Council's SAMDev Plan and MD2 policy requirement, adopted 17th December 2015, all development will provide adequate open space, set at a minimum standard of 30sqm per person (equivalent to 3ha per 1,000 population). For residential developments, the number of future occupiers will be based on a standard of one person per bedroom. For developments of 20 dwellings and more, the open space needs to comprise a functional area for play and recreation. This should be provided as a single recreational area, rather than a number of small pockets spread throughout the development site, in order to improve the overall quality and usability of the provision.

The inclusion of public open space is critical to the continuing health and wellbeing of the local residents. Public open space meets all the requirements of Public Health to provide space and facilities for adults and children to be both active physically and mentally and to enable residents to meet as part of the community.

Currently the site design plan does not identify any POS provision and therefore it does not meet the MD2 policy requirement. The site must be redesigned and altered to meet the policy requirements.

- 4.1.7 **SC Learning and Skills:** Forecasts that the proposed development, along with other development proposals in the vicinity will impact on future schooling requirements in the catchment area. The local primary school, Coleham, is currently at capacity as is the local secondary school. Learning and Skills will continue to monitor the impact of this and future housing applications and developments in the area. It is therefore essential that the developers of this and any new housing in this area contribute towards the consequential cost of any additional places/facilities considered necessary to meet pupil requirements. It is recommended that any increased capacity as a result of this development is met from contributions that are secured via CIL funding.
- 4.1.8 **SC Regulatory Services:** A report by georisk Management; GeoEnvironmental Assessment; Land to the North of Old Coleham, Shrewsbury, Shropshire; Report No. 19042/1, dated May 2019 FINAL has been submitted in support of the discharge of condition 5a on planning permission 17/01697/OUT dated 12th February 2019.

Regulatory Services has identified the site as potentially contaminated land as part of the site can be dated back to at least 1915 when a Motor Garage was erected (Strefford's Garage Limited and subsequently J.J. Jones, Coleham Garage). Petrol was dispensed from a road side pump near to the boundary with No.9 Old Coleham.

The Heritage Impact Assessment Report No. 1508-5 revised in July 2018 submitted with the outline application references the removal of two petrol tanks from the entrance to the garage circa 1960 when the adjacent terrace houses were demolished, and the rubble spread across the surface to form a car park. The Shropshire Council Historic Environment Archaeology Service Report dated August 2017 references the removal of petrol tanks from the entrance to the garage in the 1990's.

Irrespective of when the tanks were removed the site investigation by georisk has not targeted the area of fuel storage and Regulatory Services does not have any information on the removal of the tanks or any validation undertaken at the time. In 1998, planning permission was granted for alterations in connection with the use of existing car workshop, exhaust and tyre fitting building for the manufacture, storage and sale of timber products.

BH05 was the nearest sampling point to the former petrol tanks which is where the highest TPH concentration was recorded, albeit at a depth of only 0.5m, which is well above the base of any underground tanks. In addition, the former Dulux Warehouse building occupies the eastern part of the site and has not been investigated.

Accordingly, at the present time Regulatory Services considers that there are gaps in the site investigation and further investigation is required (following demolition of buildings) in the area of former petrol tanks (to include speciated hydrocarbon analysis) and in the area of the former Dulux Warehouse and therefore is unable to recommend discharge of condition 5.

- 4.1.9 **SC Waste Management:** No further comments on approval of reserved matters. Access to communal bin store and waste vehicle turning has been accommodated.
- 4.1.10 **WSP on behalf of SC Highways:** In order for the proposed development to be appropriately assessed, from a highways and transport perspective, the following information is required to be submitted by the applicant:
- Parking – there is an allocation of 57 car parking spaces to serve the apartments with the spaces numbered, as seen on drawing 1838_PL_02. Can the applicant advise whether the intention is to allocate the spaces. The reason for this request is that there are spaces that would be unobtainable, if a vehicle is in the space on their approach. The spaces relevant to this are 6, 8, 44 to 54 inclusive.
 - Visitor parking - how will this be managed and what is the allocation. Signage and surface markings seem appropriate.
 - Cycle Storage –there should be sufficient cycle storage for one cycle per apartment. These should be unallocated but will allow for sufficient spaces to encourage the use of sustainable transport (the cycle).
 - Access – Construction details of the access and egress points are required. To include the details of any vehicle crossing of the footway areas within the public highway. Where radius kerbs cross a footway, tactile paving needs to be shown.
 - Footway fronting the development - Construction details of the widened footway area should be submitted. Is all the frontage to be allocated as available to the public.
 - Refuse Collection – the position of the refuse bins indicates that the refuse vehicle will be expected to stand on the highway whilst the bins are gathered, emptied and returned to the building, this operation will take some time. Can the applicant describe how the operation of the refuse collection is expected to proceed, to include

vehicle tracking of the refuse vehicle approach and departure.

- 4.11 **WSP on behalf of SC Drainage:** The proposed drainage details, plan and calculations should be submitted for approval before the buildings are occupied as per Drainage Condition 9 on Outline Application 17/01697/OUT.

In the FRA under Outline Application 17/01697/OUT, the restricted flow rate from the site is 5.0 l/s but in the design calculations, a restricted flow rate of 19.90 l/s has been used. Please clarify. On brownfield site, drainage calculations to limit the proposed discharge, for the 1 in 100 year, 6 hour rainfall event must be constrained to a value as close as is reasonable practicable to the greenfield runoff volume for the same event as in accordance with the Non- Statutory Technical Standards for Sustainable Drainage Systems dated March 2015 should be submitted for approval.

The number of apartments have been decreased from 48 to 43. A revised drainage details, layout plan and calculations should be submitted for approval.

- 4.1.12 **Shropshire Fire And Rescue Service:** As part of the planning process, consideration should be given to the information contained within Shropshire Fire and Rescue Service's 'Fire Safety Guidance for Commercial and Domestic Planning Applications' which can be found using the following link:
<https://www.shropshirefire.gov.uk/safety-at-work/planning-applications>

4.2 - Public Comments

- 4.2.1 A site notice has been erected and all surrounding properties notified but no response has been received to this publicity.

- 4.2.2 Shrewsbury Civic Society: We have been concerned about this site for some time and were early contributors to the public consultation as well as responding with detailed suggestions to the Outline application in 2017. At that time we recognised the appropriateness of the site and several positive features of the proposal as well as some that could be improved.

Of concern was the density of the outline plan and the use of the site to its very extremities. The land in between the blocks had not been considered as community/public use and the roofline when viewed from the west indicated a building of substantial mass that is inappropriate for the area. Indeed, the sightlines provided were (and still are) from a very limited number of viewpoints.

It appears that the new design is of poorer architectural quality, with an increased use of cheaper, less durable finishes. The stated desire to create more “verticality and grounding” results in a taller aspect. Without further set back of the top floor, the roof line will continue to show as a dominant feature from the many parts of Shrewsbury which overlook it. (No further sightlines are provided.) Historic England noted the dominant size of the proposal within the Conservation Area to which it would provide some degree of harm, (albeit less than substantial). They were also concerned about its relationship with the Seven Stars Public House. These issues have, if anything, been exacerbated by this updated design. Several experts agree that the proposed building is too large.

Although slight, we note the footprint now allows more space before the brook, but this is insufficient. Furthermore, there is now very little planned to ‘green’ the site. The road facing aspect is now characterised by railings, so at ground level, it will still appear to be a car park and certainly there is very little for children. The number of flats is slightly reduced although we think there is scope for further reductions, whilst retaining the proportion of “affordable” homes. A better mix of unit sizes would also be welcomed.

As it stands, this application has too many difficulties to ensure its sustainability, in all three meanings, in the long run and we ask that it is re-negotiated or rejected.

4.2.3 Shrewsbury Town Council: The Town Council objects to this planning application on the following grounds:

- Members support the comments made by Shropshire Council Regulatory Services and would wish to receive confirmation that the Tier 1, 2 and 3 Environmental Assessments have taken place for the site and have been complied with in relation to the potentially contaminated land surrounding petrol tanks previously located on this site;
- Members also support the comments by Shropshire Council Parks and Recreation department and feel that the overall design and scale of this development requires suitable Public Open Space to be an integral part of the proposals;
- Members would like to see a full Environmental Assessment of this site.

4.2.4 Local member: I do feel that the final design should be a matter for committee as looking at Historic England’s response to the outline application:

If the local authority feels that a clear and convincing justification has been provided and are minded to approve this outline application, then great effort should be made to safeguard the final approach to design, materials and finishes through reserved matters.

Clearly, HE had concerns regarding this application that, while not amounting to full objection, meant that the visual impact of the design needs to be scrutinised at this stage.

Therefore I would like it to be brought to committee if possible.

5.0 **THE MAIN ISSUES**

The principle of development of this site was established at the outline stage and the main issues are the reserved matters (access, appearance, landscaping, layout and scale) and any other matters and details that were required to be submitted at the Reserved Matters stage by conditions attached to the outline planning permission.

6.0 **OFFICER APPRAISAL**

6.1 **Appearance, layout and scale**

- 6.1.1 Although at the outline stage all matters were reserved for later approval, detailed drawings of the proposed four storey apartment building were considered and floor plans and the Coleham Head elevation were included in the list of approved drawings.



Amended and approved elevation along Old Coleham

- 6.1.2 The approved drawing above had been revised to address earlier comments regarding the proposal including objections from the Town Council. The Town Council withdrew their objection to the amended proposal and commented as follows:

Further to the presentation of further amendments to this application, the Town Council is pleased to see that the applicant has addressed the Town Council's concerns about flooding, overbearing, height and car parking and consequently the Town Council is happy to withdraw its current objections to the scheme.

- 6.1.3 The report at the outline stage stated the following regarding the proposal:

The proposed built form also acknowledges the terrace form of the traditional street form with a rhythm and articulation on the front façade to imitate a terrace. The building has been stepped back at its boundary with the Seven Stars pub and the setback at the top floor and use of lighter materials and glazing allows for more intensive development on a sustainable site without affecting the character of the area. The extensive photographic analysis submitted with the plan has demonstrated that a building of this height will not be likely to affect the setting of listed buildings including the Grade I Abbey some distance away.

It is concluded that, while the scheme is in outline only, the indicative layout performs positively when assessed against relevant development plan policy (most notably CS Policies CS6 and CS17 and SAMDev Plan Policies MD2 and MD13) and would enhance the character and appearance of the conservation area. For the reasons given above, and contrary to the comments of Historic England, officers do not consider that this outline scheme would harm the conservation area.

- 6.1.5 As the scale and design of the building was considered acceptable at the outline stage the following condition was imposed to provide certainty for any future developers of the site:

Condition 4: Notwithstanding this permission being in outline, the development hereby approved shall be carried out generally in accordance with the approved plans and drawings in relation to height, massing and design.

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

- 6.1.6 The submitted drawings are considered to ‘*generally accord with the approved plans and drawings in relation to height, massing and design*’. The submitted drawings of the elevations only vary slightly to the drawing originally approved in that a different palette of materials is proposed and the detail of the corner adjacent to the public house has been amended.
- 6.1.7 The reserved matters for determination include appearance, layout and scale, and officers consider that the scale of the proposal submitted (which includes the height and massing of the proposal and the amount of development) accords with what was approved at the outline stage. Although a detailed layout drawing was not approved detailed drawings of the floorplans for all four floors were submitted and approved and this therefore effectively determined the footprint of the building and the layout of the site.
- 6.1.8 The footprint of the building and the floor plans have remained generally the same. This includes car parking at ground floor and a landscaped area to the north adjacent to the Rea Brook and a central communal open space at first floor with private terraces for those apartments that face inwards. The open space continues up through the second and third floor and the top third floor apartments all have terraces that face outwards. The top floor is therefore set back which reduces the overall scale and bulk of the building.
- 6.1.9 Although the amount of open space provision is not in accordance with local plan policy the scale and density of development with a reduced amount of open space was agreed at the outline stage. Due to its location within walking distance of the town centre and the Quarry Park it was not considered necessary to provide the policy compliant amount of public open space and that more weight should be given to making effective and efficient use of this brown field site:

‘The new NPPF (paragraph 118) tells decision makers to give substantial weight to using suitable brownfield land within settlements for homes and to support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land. It also directs Councils to promote and support the development of under-utilised land and buildings. The provision of up to 48 new homes in an accessible location in Shrewsbury will therefore make a modest contribution to meeting the town’s projected housing requirement while protecting open countryside on the fringe of Shrewsbury in time to come. Substantial weight must therefore be given to this benefit and other benefits associated with this including the provision of affordable housing at 20%.’

- 6.1.10 To provide the policy compliant amount of open space would require a significant re-design and substantial reduction in the number of homes including affordable homes. The S106 secures 20% affordable housing (8 of the 43 now proposed). A scheme to reduce the number of units would also reduce the number of affordable homes and potentially a request to vary the S106 as the provision of any affordable housing on a significantly reduced scheme would likely not be viable due to the development costs of developing this brownfield site.

- 6.1.11 With regards to appearance the proposal now includes the following palette of materials:



The Civic Society has commented that *'It appears that the new design is of poorer architectural quality, with an increased use of cheaper, less durable finishes'*. The proposed building is a contemporary building of the same design as previously approved and it is considered that the proposed materials are appropriate and would enhance the appearance of the building. The developer has confirmed that the materials proposed are more expensive than using traditional brick across the whole of the building as was previously indicated. The conservation and design officer has reviewed samples of the materials proposed and confirmed that they are acceptable.

- 6.1.12 A 3-D coloured visual should be available prior to committee and members will be updated with this along with comments from the Conservation Officer. The submitted drawings are considered to *'generally accord with the approved plans and drawings in relation to height, massing and design'* approved at the outline stage and as required by condition 4 attached to that permission. It is considered that the appearance, layout and scale of the proposed development is acceptable and will enhance the character and appearance of the locality and wider conservation area and would not impact on the setting of any listed buildings.

6.2 Landscaping

- 6.2.1 As referred to in paragraph 6.1.9 and 6.1.10 although not policy compliant it is considered that the reduced amount of open space provision in this instance is acceptable. There is an area of open space to the rear adjacent to the Rea Brook and the Tree officer has met with the agent on site to discuss this. The EA requires that the river bank is re-profiled to increase flood capacity, and that the existing trees on the river bank would not survive this. An application to remove these trees (19/04001/TCA) has been submitted and the tree officer has confirmed that they are not particularly significant in terms of their amenity value. There is no objection to their removal and the proposed landscaping will provide replacement planting and mitigation.
- 6.2.2 Conditions 10, 11, 12, 13 and 14 attached to the outline permission refer to submission of a Construction Environmental Management plan, a landscaping plan, a lighting plan, a plan for improvement to the watercourse and for re-grading of the

river bank and details for the provision of bat and bird boxes. The Council's Ecologist has confirmed that the details submitted are acceptable. It is considered that the proposed works and landscaping are acceptable and will improve the amenity of the area and provide ecological enhancement of the site.

6.3 Access

- 6.3.1 Access is the fifth and last reserved matter but again this was considered at the outline stage. Highways have requested additional information regarding the allocation of 57 parking spaces including visitor parking, cycle storage provision, construction details for the access and egress points and vehicular crossing of the widened pavement to the front and details of refuse collection and tracking for refuse vehicles.
- 6.3.2 The agent has provided drawings of the construction details for the footway and vehicular crossings which can be covered by conditions and will also be dealt with as part of the technical section 278 and/or section 38 approval. The submitted 'General Arrangements Plan' indicates the circulation and parking of a refuse vehicle and it is proposed that it will park at the end of the spur road serving the underpass. This should not cause an obstruction to the highway as the road from Old Coleham is one way and there will be sufficient room for vehicles to pass.
- 6.3.3 The agent has also confirmed that all parking will be allocated and where tandem parking is shown this will be for the use of a single apartment and that private and visitor parking will be allocated by signage and surface marking. As agreed at the outline stage it is considered that the level of parking is acceptable in this sustainable location within walking distance of the town. It is also considered sufficient when taking into account the findings of the Census data for the Belle Vue ward which recorded that nearly 73% of households either had no car or only one car.
- 6.3.4 With regards to cycle parking secure lockable cycle storage for 16 cycles and 12 non-allocated cycle spaces is provided at ground floor level and 14 large stores are provided within the building (7 at first floor and 7 at second floor level) which is a total of 42. The cycle storage provision is therefore considered acceptable.
- 6.3.5 Highways have been consulted on the additional information submitted and members will be updated prior to committee on their response and any highway conditions recommended. A travel Plan and a Construction Method statement are both already the subject of conditions 6 and 8 attached to the outline consent and will therefore not need re-imposing. Condition 15 also requires a scheme to provide for electric car charging to be submitted prior to commencement of development.

6.4 Other matters

- 6.4.1 Contaminated land – Regulatory Services have commented that there are gaps in the site investigation submitted and that further investigation is required (following demolition of buildings) in the area of former petrol tanks and in the area of the former Dulux Warehouse and therefore is unable to recommend discharge of condition 5. The Town Council have objected for this reason and have requested a full Environmental Assessment of this site. This needn't hold up the determination of the application as contaminated land investigation will be subject to a separate

discharge of conditions application.

- 6.4.2 Archaeology – The site has the potential to be of Archaeological interest and condition 7 remains relevant that requires the submission of a programme of archaeological work in accordance with a written scheme of investigation (WSI) to be submitted for approval prior to commencement.
- 6.4.3 Flood risk and drainage – The site is situated in flood zone 3 (the highest risk of flooding) and the sequential and exceptions test as required by the NPPF were carried out at the outline stage and conditions imposed to ensure that the development will be safe for its duration. Condition 17 requires that the finished first floor levels be set no lower than 54.0m AOD and condition 16 requires a Flood Evacuation Management Plan (FEMP) to be submitted prior to occupation. Condition 9 requires the submission of a surface water drainage scheme. Condition 9 and 16 will be subject to a separate discharge of conditions application.
- 6.4.4 Residential amenity – This relates to living conditions for future residents and the impact on existing residents and both were considered at the outline stage. It was considered that *'the relationship with the neighbouring properties to the south is acceptable'* and that *'The removal of a 60 space car park and commercial uses and their replacement with housing will improve the outlook for neighbours by introducing an active frontage with a compatible land use'*. Due to the proximity of the railway line it is considered necessary to impose a condition regarding noise attenuation to protect future residents from noise and vibration.

7.0 CONCLUSION

- 7.1 It is considered that the proposed development *'generally accords with the approved plans and drawings in relation to height, massing and design'* as required by condition 4 attached to the outline permission and that the appearance, layout and scale is acceptable and will enhance the character and appearance of the locality and wider conservation area and would not impact on the setting of any listed buildings. The finished first floor levels are above 54.0 AOD and a FEMP will be required to be submitted for approval. It is therefore considered that the development will be safe for its lifetime.
- 7.2 It is considered that the benefits of the proposal including improvement to the visual appearance of the site, re-profiling of the river bank to increase flood capacity, ecological enhancements, efficient use and remediation of a contaminated brownfield site and the provision of 43 homes of which 20% are affordable situated in a sustainable close to town centre location, outweigh the conflict with local plan policy with regards to the reduced amount of open space provision. In addition the proposal will make a substantial CIL contribution calculated on the floor area of the proposed four storey building.
- 7.3 Having regard to the above it is considered that the proposal accords with the most relevant Core strategy and SAMDev policies CS6, CS11, CS17, MD2, MD12, MD13 and S16 and regard has been given to preserving or enhancing the character or appearance of the Conservation area as required by section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

8.0 Risk Assessment and Opportunities Appraisal

8.1 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.

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 1990.

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 Site Allocations and Management of Development (SAMDev) Plan:

CS1 - Strategic Approach

CS6 - Sustainable Design and Development Principles

CS7 - Communications and Transport

CS8 - Facilities, Services and Infrastructure Provision

CS9 - Infrastructure Contributions

CS11 - Type and Affordability of housing

CS17 - Environmental Networks

CS18 – Sustainable Water Management

CS19 - Waste Management Infrastructure

MD2 - Sustainable Design

MD12 - Natural Environment

MD13 – Historic Environment

Settlement: S16 - Shrewsbury

SPD Type and Affordability of Housing

SPD Developer Contributions

Core Strategy and Saved Policies:

RELEVANT PLANNING HISTORY:

17/01697/OUT Outline Application for the erection of four storey development including 48 mixed accommodation apartments 48 car parking spaces together with a delivery vehicle space including affordable housing and starter homes (all matters reserved) (REVISED APPLICATION) GRANT 12th February 2019

11. Additional Information

List of Background Papers

19/02949/REM - Application documents associated with this application can be viewed on the Shropshire Council Planning Webpages <https://pa.shropshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=PTZ6OPTDFV000>

Cabinet Member (Portfolio Holder): Councillor Gwilym Butler

Local Member: Cllr Kate Halliday

Appendices

APPENDIX 1: Conditions

APPENDIX 1

Conditions**STANDARD CONDITION(S)**

1. 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 DURING THE CONSTRUCTION/PRIOR TO THE OCCUPATION OF THE DEVELOPMENT

2. All hard and soft landscape works shall be carried out in accordance with the approved plans. The works shall be carried out prior to the occupation of any part of the development hereby approved. 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.

3. Prior to above ground works commencing details of a scheme for the insulation of the building in respect of noise and vibration including the glazing and ventilation specification for the east facing elevation shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully implemented prior to the first occupation of the building and shall thereafter be retained and maintained.

Reason: To protect the amenities of occupiers from potential noise and vibration from the adjacent railway line