

AGENDA ITEM



Committee and date

28th July 2023

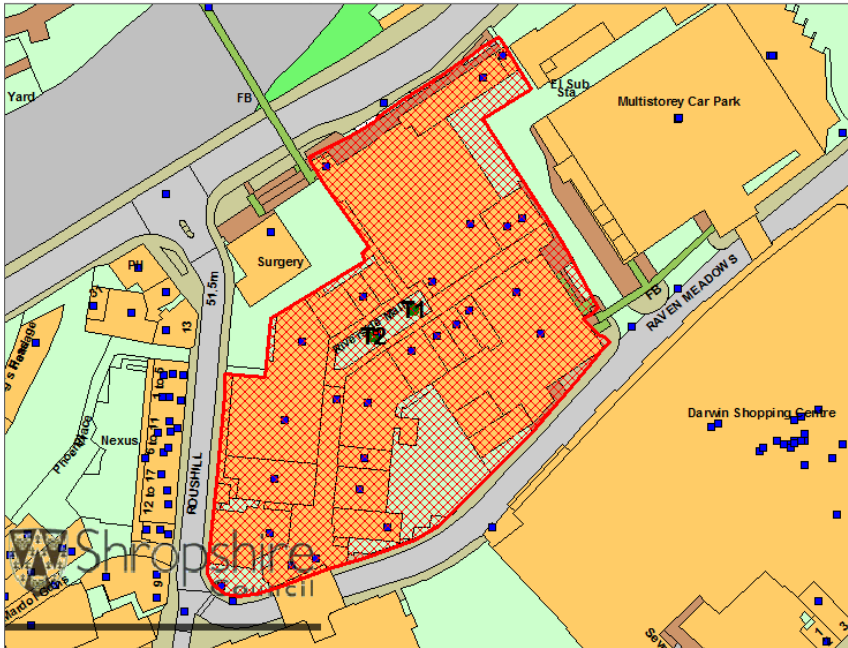
Development Management Report

Responsible Officer: Tracy Darke, Assistant Director of Economy & Place

Summary of Application

Application Number: 23/02123/FUL	Parish:	Shrewsbury Town Council
Proposal: Building clearance, asbestos removal and partial demolition of Units 2, Units 44-48, and the pedestrian walkway canopy to make access for a geo-environmental ground investigation		
Site Address: Riverside Shopping Centre Pride Hill Shrewsbury Shropshire		
Applicant: Shropshire Council		
Case Officer: John Shaw	email: john.shaw@shropshire.gov.uk	

Grid Ref: 349132 - 312736



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

REPORT

1.0 THE PROPOSAL

1.1 This application relates to the partial demolition of the Riverside Shopping Centre, Shrewsbury to allow ground investigation works to be carried out to inform and shape future stages of development at the site. The scope of works includes general site clearance, removal of asbestos and the partial demolition to slab level of unit 2, units 44-48 and a walkway canopy. A 2.4m high hoarding would be erected to the rear of units 44-48 post demolition while the south-western elevation of unit 2 would be retained.

2.0 SITE LOCATION/DESCRIPTION

2.1 The Riverside Shopping Centre is within the Shrewsbury Conservation Area and located to the northern end of the town centre. Details of the three units to be demolished are as follows:

- Unit 2 is a brick, flat roofed, former police station to southern side of the shopping centre; the south-western elevation is adjacent to the highway known as 'Raven Meadows'
- The brick built, pitched roof rear section of retail units 44-48 is two storey in height and sits between two gabled walls that would be retained. The rear of units 44-48 faces a car park across which is the rear of the Premier Inn Hotel
- The walkway canopy extends from the eastern side of the shopping centre where it faces the side elevation of the Raven Meadows multi-storey car park into the core of the shopping centre. The canopy covers a footprint of approximately 230sqm and is formed of steel columns and a glazed roof.

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 application has been submitted by Shropshire Council to itself which also acts as the Local Planning Authority. The application is therefore presented to Planning Committee for determination.

4.0 COMMUNITY REPRESENTATIONS (comments can be read in full online on the Council's planning pages using the application reference)

4.1 - Consultee Comments

4.1.1 Shrewsbury Town Council: No Objection

'The Town Council raise no objections to this application, but it was noted that there was a lot of street furniture in this location and could it be removed and re-used elsewhere in the Town prior to demolition commencing'.

4.1.2 SC Highways – No Objection subject to condition requiring submission of Demolition Traffic Management Plan

4.1.3 SC Regulatory Services: No Objection

4.1.4 Environment Agency: No Objection

'The current application proposes a relatively minor programme of demolition, which

presents an insignificant change in building footprint and we therefore raise no concern over flood risk in respect of this application'

4.1.5 **SC Trees: No Objection**

4.1.6 **SC Conservation: No Objection**

4.1.7 **SC Ecology: No Objection**

Planning Officer comment: Conditions were initially recommended relating to the submission of a report by an ecological clerk of works and a Construction Environmental Management Plan condition but following further discussion with the Planning Officer, it was agreed that the minor scale of the works would not warrant the imposition of these conditions.

4.1.8 **SC Archaeology: No Objection**

4.1.9 **Historic England: No Comment**

4.1.10 **SUDS: No Objection**

4.2 **- Public Comments**

4.2.1 At the time of writing this report, one public comment has been received which though not submitted as a formal objection raised the following concerns:

- demolition taking place with no deliverable plans in place on what succeeds it
- the existence of a robust post demolition plan so the site is still utilised in some fruitful way

5.0 **THE MAIN ISSUES**

- Principle of development
- Character and Appearance
- Impact on Shrewsbury Conservation Area
- Other Matters

6.0 **OFFICER APPRAISAL**

6.1 **Principle of Development**

6.1.1 The demolition works would represent very minor development which would enable limited ground investigation works in support of the future redevelopment of the Riverside area of Shrewsbury Town Centre which is identified as a key priority of Core Strategy policies CS2 and CS15. The redevelopment of Riverside is also classed as a strategic development project as part of the council's Big Town Plan which is material consideration in decision making. Overall, the principle of the works is deemed acceptable in principle.

6.2 **Character and Appearance**

6.2.1 The structures to be demolished are not considered worthy of retention due to their limited contribution to the visual character of the immediate area. The proposed Post

Demolition Plan would furthermore ensure their removal would not appear unduly prominent within the streetscene and would not harm the character of the established urban fabric of this area. The development would therefore comply with policies CS2, CS6, MD2 and MD13 of the Local Plan.

6.3 Impact on Shrewsbury Conservation Area

6.3.1 The Riverside Shopping Centre is comprised of later 20th Century commercial buildings and is located within the Shrewsbury Conservation Area and the Town Centre Special Character Area. The partial demolition of the structures would cause no harm to heritage assets given their limited visual and historic value and as there are no historic or listed buildings affected directly or indirectly by these works. The development would therefore comply with policies CS6, CS17, MD2 and MD13 of the Local Plan and section 16 of the NPPF.

6.4 Other Matters

6.4.1 The minor scale of the demolition works would not be considered likely to unduly impact the free flow of traffic along Raven Meadows and no objection was raised by SC Highways. The applicant has agreed to submit a Demolition Traffic Management Plan (DTMP) prior to the commencement of development following a request by SC Highways and this will be secured by condition.

6.4.2 There are no concerns raised regarding disturbance of archaeology or land contamination as the scope of the demolition work is to slab level only. A condition would be imposed to ensure works are undertaken in accordance with the recommendations of the Demolition Method Statement which seeks to ensure that commitments to health, safety and environmental protection are adhered to.

6.4.3 The council's Ecologist reviewed the submitted Preliminary Ecological Appraisal and Preliminary Roost Assessment including Bat and Otter Surveys (Arbtech, September 2022) and confirmed they had no concerns with the level of survey work that had been undertaken.

6.4.4 The council's Drainage Team and the Environment Agency concurred that the proposed raised no concern over flood risk.

7.0 CONCLUSION

7.1 The proposals are considered acceptable and the recommendation is that planning approval be granted, subject to appropriate conditions to minimise disruption during the demolition process and to ensure that the recommendations of the Demolition Method Statement are adhered to.

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:

West Midlands Regional Spatial Strategy Policies:

Core Strategy and Saved Policies:

CS2 - Shrewsbury Development Strategy
CS6 - Sustainable Design and Development Principles
CS15 - Town and Rural Centres
CS17 - Environmental Networks
MD2 - Sustainable Design
MD13 - Historic Environment

RELEVANT PLANNING HISTORY:

PREAPP/11/01119 Proposed redevelopment of existing Shopping Centre PREAIP 7th June 2011
23/02123/FUL Building clearance, asbestos removal and partial demolition of Units 2, Units 44-48, and the pedestrian walkway canopy to make access for a geo-environmental ground investigation PDE
SA/84/0765 Part demolition of Nos. 4, 6a and 7 Pride Hill, demolition of Charles Clark Garage. The Beaconsfield Club, MEB Sub station, Raven Meadows, part demolition of sections of Riverside Centre (comprising the Police Station and Allied Carpets). Demolition of Lloyds Bank Chambers, Roushill Bank. All in connection with redevelopment to provide major store and 35 no. shop units with ancillary services and office space and alterations to and formation of new vehicular and pedestrian accesses (Amended plans received dated 18/5/84). (Police Station part Riverside Centre Raven Meadows Shrewsbury). WDN 31st August 1984
SA/87/0977 Installation of a new shopfront. PERCON 29th October 1987
SA/92/0381 Refurbishment and upgrading of existing centre including extension and alteration to Pride Hill link, new first floor pedestrian link to Frankwell footbridge, conversion of existing north mall to two storey unit and replacement of existing roof and canopy covering. For Royal Insurance Asset Management on behalf of Royal Life Insurance Ltd. PERCON 27th May 1992
SA/88/0140 Installation of a new shopfront. PERCON 14th April 1988
SA/88/0124 Installation of a new shop front for K Shoe Shops. PERCON 17th March 1988
SA/88/0123 To erect and display 2 No. externally illuminated shop signs for K Shoe Shops. PERCON 17th March 1988
SA/88/0114 Installation of a new shopfront for Olympus Sport International. PERCON 17th March 1988
SA/88/0113 To erect and display an internally illuminated shop sign for Olympus Sport International. PERCON 17th March 1988
SA/88/0069 Erect and display an internally illuminated shop sign for 'Tie Rack'. PERCON 17th March 1988
SA/88/0004 Installation of new shop front. PERCON 18th February 1988
SA/88/0003 To erect and display an illuminated advertisement displaying the word TORQ with illuminated letters, 200mm in height. PERCON 17th March 1988
SA/87/1205 Installation of new shopfront and internal fittings. PERCON 21st January 1988
SA/87/1204 To erect and display sign 1.5m by 0.6m green and grey with white lettering which will be illuminated displaying the word "Clarks". PERCON 21st January 1988

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- SA/87/1160 Construction of new shopfront (as per amended plans received 6th December 1987). PERCON 21st January 1988
- SA/87/1029 Erect and display individually illuminated fascia letters (2 No. fascias) 2 No. illuminated signs fixed to column returns, plus lettering above doorway stating F. Hinds. PERCON 26th November 1987
- SA/87/1028 Installation of a shop front. PERCON 26th November 1987
- SA/87/0909 Erect and display an internally illuminated fascia sign stating "NEXT". PERCON 29th October 1987
- SA/87/0908 Installation of a new shop front with internal alterations. PERCON 29th October 1987
- SA/87/0907 Erect and display fascia signs - letters only internally illuminated stating "W H SMITH". PERCON 29th October 1987
- SA/87/0906 Installation of new shop front and internal fitting out. PERCON 29th October 1987
- SA/87/0587 Erect and display illuminated fascia lettering to Pride Hill and internal mall elevations stating "SAXONE". PERCON 30th July 1987
- SA/87/0586 Installation of a new shop front. PERCON 30th July 1987
- SA/87/0347 Erect and display an externally illuminated double sided projecting C & A vignette hanging sign. WDN 16th April 1987
- SA/87/0346 Erect and display an externally illuminated hanging C & A vignette sign. PERCON 4th June 1987
- SA/87/0345 Erect and display an externally illuminated surface mounted sign consisting of a C & A vignette. PERCON 26th November 1987
- SA/87/0344 Erect and display an externally spot lit surfaced fixed vignette sign. PERCON 4th June 1987
- SA/86/1096 Erect and display an internally illuminated double sided hanging vignette sign (1000mm x 735mm) stating C & A. REFUSE 15th January 1987
- SA/86/1095 Erect and display an internally illuminated single sided vignette sign (2280mm x 1680mm) stating C & A. REFUSE 15th January 1987
- SA/86/1094 Erect and display an internally illuminated projecting sign consisting of one number C & A vignette and five number rainbow units. REFUSE 15th January 1987
- SA/86/1093 Erect and display an internally illuminated surface mounted C & A vignette sign with five number rainbow units. REFUSE 15th January 1987
- SA/84/0832 Part demolition of nos. 4, 6A and 7 Pride Hill, demolition of Charles Clark Garage; the Beaconsfield Club, MEB sub station. Demolition of Lloyds Bank Chambers, Roushill Bank. All in connection with redeveloping to provide major retail store and 23 retail units with ancillary services, office space and alterations to and formation of new vehicular and pedestrian access. (Part Riverside Centre Raven Meadows Shrewsbury) PERCON 20th December 1985
- SA/84/0346 Car park to rear sites of Charles Clarke and Son Garage, Beaconsfield Club, Police Station, part Riverside Centre, Raven Meadows, Shrewsbury - Retail development to include part demolition to provide major store and 35 shop units with ancillary service and office space and alterations to and formation of new vehicular and pedestrian accesses. (Amended plans received 18/5/84). REFUSE 21st June 1984
- SA/84/0113 Retail development to indicate part demolition to provide major store and 35 shop units with ancillary services and office space and alterations to and formation of new vehicular and pedestrian accesses. For Bardanger Properties plc. (Police Station, Part Riverside Centre, Ravens Meadows Shrewsbury). WDN 20th March 1984

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Riverside Shopping Centre

SA/84/0300 Internal alterations to resite existing ground floor take-away shop with ancillary accommodation onto 1st floor and use ground floor as a new shop unit with the installation of 2 no. new shop windows and entrance doorways. PERCON 1st May 1984

SA/82/0463 Erection of a glazed canopy to loading bay. PERCON 27th July 1982

SA/78/1212 Erect and display an internally illuminated fascia sign stating 'QUAY FISHERIES' with motif each end. PERCON 19th December 1978

SA/78/1203 Change of Use from take-away food shop to retail food shop. PERCON 19th December 1978

SA/78/1202 Use of kitchen store as a take-away food shop and alterations to restaurant entrance. PERCON 19th December 1978

SA/78/1201 Erect and display an internally illuminated fascia sign stating "CHANTICLEER CHINESE RESTAURANT". PERCON 19th December 1978

SA/79/0075 Installation of a new shop front. PERCON 19th June 1979

SA/79/0076 Erect and display an internally illuminated fascia sign. REFUSE 19th June 1979

SA/82/0095 Installation of a new shop front and entrance door. PERCON 27th April 1982

SA/82/0094 Erect and display a non-illuminated fascia and a double sided projecting box sign (750mm x 500mm) stating 'CHARLES CLARK' with logo and 'UNIPART' on box sign. PERCON 27th April 1982

SA/81/0026 Replacement of side entrance door with stainless steel frame and doors. PERCON 10th February 1981

SA/88/0067 Installation of a new shopfront. PERCON 17th March 1988

SA/88/0066 To erect and display an internally illuminated suspended shop sign stating 'Gullivers' 160cm x 55cm. PERCON 17th March 1988

SA/88/0065 Installation of a new shopfront. PERCON 17th March 1988

SA/88/0021 To erect and display three illuminated suspended board signs 1.8m x 1m with logo "Pride Hill Centre" at Raven Meadows, Roushill Bank and Pride Hill. PERCON 18th February 1988

SA/88/0018 Installation of a new shopfront. PERCON 18th February 1988

SA/88/0017 To erect and display an illuminated board sign 140cm x 22.5cm showing the "Alexon" logo. PERCON 17th March 1988

SA/75/0270 To erect single storey flat roofed enquiry/left luggage office with waiting facilities and toilet. PERCON 13th May 1975

SA/81/1000 To use part of land as a temporary car park. REFUSE 15th December 1981

SA/77/0723 Use of existing building for storage purposes. PERCON 1st September 1977

SA/78/0846 To continue the use of existing building for storage purposes. PERCON 19th September 1978

SA/76/0005 To provide hatted accommodation for temporary l'nding library (5 years) with pedestrian access and vehicular access only for library vans. NOOBJC 12th February 1976

SA/80/0813 Renewal of 76/5 dated 10/2/76 to continue to use site for temporary accommodation for Branch Library with pedestrian access and vehicular access for library vans only for a further period of 3 years. For Leisure Activities Committee. NOOBJC 30th September 1980

SA/92/1159 Installation of a new shopfront. For Bookscene Ltd. PERCON 9th December 1992

SA/92/1158 Erect and display an internally illuminated sign. For Bookscene Ltd. PERCON 9th December 1992

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SA/92/0826 Erect and display 1 no. logo sign externally illuminated by spotlights. For Shell Pensions Trust Ltd. PERCON 16th September 1992

SA/92/0547 Provision of temporary male toilet prefabricated unit (to be located in existing vacant shop unit) to replace existing first floor male toilets during proposed refurbishment works to Riverside Centre. For Royal Insurance Asset. PERCON 8th July 1992

SA/92/0744 Provision of glazed canopy and refurbishment to existing link bridge to provide covered access between Riverside Centre, the multi-storey car park and the Charles Darwin Centre. For Royal Insurance Asset Management. PERCON 16th September 1992

SA/81/0567 Erect and display one set of internally illuminated individual letters mounted on a non illuminated background panel, letters to replace existing stating 'MIDLAND BANK'. PERCON 7th July 1981

SA/86/1044 Erect and display illuminated letters on existing fascia to canopy stating 'Mercantile Credit'. PERCON 18th December 1986

SA/88/1366 Erection of an externally illuminated name board over doorway stating "General Guarantee". PERCON 12th January 1989

SA/91/1325 Installation of a new shopfront. For Mr M Frances. PERCON 20th December 1991

SA/91/1302 Retention of roof top plant, together with erection of acoustic/visual screens. For John Laing Developments Ltd. REFUSE 29th January 1992

SA/91/1098 Retention of roof-top plant together with erection of acoustic screens. For John Laing Developments Ltd. REFUSE 29th January 1992

SA/91/0989 Installation of a new shopfront. For Shell Pensions Trust Ltd. PERCON 9th October 1991

SA/91/0983 Installation of a new shop front. For Wilkinson Group of Companies. PERCON 9th October 1991

SA/91/0935 Erect and display an internally illuminated fascia sign. For Burton Group PLC. PERCON 18th September 1991

SA/91/0364 Change of use from A1 to A3. PERCON 22nd May 1991

SA/91/0274 Erect and display a shopsign. PERCON 11th April 1991

SA/91/0273 Installation of a new shopfront. PERCON 11th April 1991

SA/90/1305 Proposed new shopfront. PERCON 30th January 1991

SA/90/1114 Installation of a new shop front. PERCON 22nd October 1990

SA/90/1113 Installation of a new shop front. PERCON 22nd October 1990

SA/90/1112 Installation of a new shop front. PERCON 22nd October 1990

SA/90/0902 Erect and display a non-illuminated sign stating Charles Darwin Centre. REFUSE 19th September 1990

SA/90/0852 Installation of a new shop front. PERCON 24th August 1990

SA/90/0365 Erect and display an illuminated shop fascia sign and internally mounted neon box sign. PERCON 12th April 1990

SA/90/0017 Erect and display a shop sign. PERCON 22nd January 1990

SA/90/0016 Installation of a new shop front. PERCON 22nd January 1990

SA/90/0009 Installation of a new shopfront. PERCON 22nd January 1990

SA/90/0008 Erect and display an internally illuminated shop sign. PERCON 22nd January 1990

SA/89/1491 Illumination of fascia sign and hanging sign. REFUSE 17th January 1990

SA/89/1209 Installation of a new shop front. PERCON 25th October 1989

SA/89/1169 Installation of a new shopfront. PERCON 25th October 1989

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- SA/89/1115 Erect and display an internally illuminated shop sign. PERCON 28th September 1989
- SA/89/1089 Erect and display an internally illuminated fascia sign. PERCON 28th September 1989
- SA/89/1088 Installation of a new shop front. PERCON 28th September 1989
- SA/89/1087 Installation of a new shop front. PERCON 28th September 1989
- SA/89/1086 Erect and display an internally illuminated fascia sign. PERCON 28th September 1989
- SA/76/0729 Construction of a footbridge across the River Severn from Frankwell Car Park to Riverside Shopping Centre. NOOBJC 20th October 1976
- SA/90/0728 Erect and display fascia signs. PERCON 1st August 1990
- SA/90/0729 Erection of ballustrade. PERCON 1st August 1990
- SA/84/0490 Alterations to existing entrance way to include the provision of new steps, canopy and doorway. PERCON 14th June 1984
- SA/84/0415 Erect and display an internally illuminated projecting box sign and an internally illuminated fascia sign stating "PARK LANE". PERCON 24th May 1984
- SA/75/0095 To erect and display two 1.5 tier trilateral non-illuminated advertisement stands incorporating litter bins in lower tier. REFUSE 25th March 1975
- SA/79/0260 Erect and display three internally illuminated fascia signs each stating .. "PACEMAKER SPORTS". PERCON 1st May 1979
- SA/81/0969 Erect and display internally illuminated signs 2 no. shop fascias and 1 no. projecting box sign (600mm x 600mm) stating 'PETER DOMINIC' with motif. PERCON 24th November 1981
- SA/84/0755 Use existing vacant shop as dry cleaners and shoe repair shop. PERCON 31st August 1984
- SA/86/1213 Erect and display an internally illuminated projecting sign stating 'Rayner Opticians' (approximately 800mm x 546mm). PERCON 12th February 1987
- SA/89/0029 Erect and display internally illuminated fascia sign stating 'Thoughts' (Retrospective). PERCON 13th April 1989
- SA/88/1065 Erect and display an illuminated shop fascia sign and projecting sign. PERCON 2nd November 1988
- SA/88/1064 Installation of a new shopfront. PERCON 28th October 1988
- SA/88/1016 Erect and display non illuminated fascia sign stating "Thoughts" and 2 No. logos. PERCON 6th October 1988
- SA/88/0729 New shop front entrance and display window. PERCON 28th July 1988
- SA/88/0728 Erect and display an illuminated shop fascia sign stating "Mark One". PERCON 28th July 1988
- SA/91/0271 Use as a childrens leisure centre and creche with integral toy, sweet shop and cafe. PERCON 24th April 1991
- SA/80/0543 Use of land for commercial purposes to include offices and/or retail use. PERCON 15th July 1980
- SA/82/1010 Erection of a 3 storey building to provide 20 no. shopping units with pedestrian access only off the Frankwell/Riverside shopping centre footbridge. PERCON 5th July 1983
- SA/84/0782 Erect and display various internally illuminated shop sign stating 'FOSTERS'. PERCON 20th September 1984
- SA/77/0882 Installation of a new shop front. PERCON 11th October 1977

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SA/77/0832 Use of existing shop as a bakery and shop for the sale of hot bakery products. PERCON 11th October 1977

SA/77/1109 Erection of a kiosk to be used for the sale of ice-cream and sweets. PERCON 10th January 1978

SA/78/0427 Erection of a kiosk for the sale of Ice Cream and Sweets. PERCON 23rd May 1978

SA/88/0150 Erect and display an illuminated logo box sign stating "Principles for Men". PERCON 14th April 1988

SA/88/0410 Erect and display four illuminated advertisement signs. PERCON 2nd June 1988

SA/88/0393 Installation of shopfront. PERCON 2nd June 1988

SA/88/0312 Installation of shopfront. PERCON 2nd June 1988

SA/88/0310 Installation of shop front. PERCON 2nd June 1988

SA/88/0309 Erect and display 2 No. internally illuminated fascia signs. PERCON 2nd June 1988

SA/88/0158 Erect and display "Athena" sign on each side of projecting fascia and internally illuminated acrylic yellow squares. PERCON 14th April 1988

SA/92/1167 Installation of a new shopfront. For Home 2000 Ltd. PERCON 30th December 1992

SA/92/1030 Change of use of 3 shop units into a single retail catering unit (retrospective). For Royal Life Insurance Ltd. PERCON 27th October 1992

SA/92/0173 Erect and display a non-illuminated fascia sign. For Coral Unit & Grange Business Park. PERCON 25th March 1992

SA/91/1234 Erect and display non-illuminated fascia. For Coral Estates. PERCON 11th December 1991

SA/91/1116 Installation of a new shopfront. For Coral Estates. PERCON 20th November 1991

SA/91/0671 Installation of a satellite antenna on roof. PERCON 31st July 1991

SA/88/0157 Proposed illuminated shop fascia sign stating "Our Price Music". PERCON 14th April 1988

SA/88/0156 Proposed shopfront. PERCON 14th April 1988

SA/88/0155 Erect and display rear illuminated "Oasis" logo box sign and two fret cut signs into timber fascia stating "Oasis". PERCON 14th April 1988

SA/88/0154 Proposed shopfront. PERCON 14th April 1988

SA/88/0153 Proposed shopfront and interior shopfitting. PERCON 14th April 1988

SA/89/0767 Installation of a new shopfront. PERCON 25th August 1989

SA/89/0702 Installation of a new shopfront. PERCON 25th August 1989

SA/89/0701 Erect and display an externally illuminated shop sign. PERCON 25th August 1989

SA/89/0621 Erect and display an internally illuminated shop sign. PERCON 17th July 1989

SA/89/0620 Installation of a new shopfront. PERCON 6th July 1989

SA/89/0644 Erect and display an illuminated hanging sign and illuminated fascia signs. PERCON 17th July 1989

SA/89/0426 Installation of a new shopfront. PERCON 6th June 1989

SA/89/0425 Erect and display a shop sign and projecting sign with internally illuminated individual letters. PERCON 8th June 1989

SA/89/0141 Erect and display shop signage to be externally illuminated by projecting picture lights. PERCON 5th May 1989

SA/89/0140 Installation of a new shopfront. PERCON 5th May 1989

SA/89/0645 Installation of a new shopfront. PERCON 7th July 1989

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- SA/89/0506 Erect and display an internally illuminated shop sign. PERCON 8th June 1989
- SA/89/0505 Installation of a new shop front. PERCON 6th June 1989
- SA/88/0756 Change of use from Class A1 retail to Class A3 licensed family restaurant with ancillary take-away facilities. PERCON 5th September 1988
- SA/87/0820 Erect and display lettings signboard non-illuminated. (A retrospective application). PERCON 1st October 1987
- SA/87/0819 Erect and display lettings sign board non-illuminated. (A retrospective application). PERCON 1st October 1987
- SA/87/0654 Erection of a contractors site signboard for the display of construction team details. PERCON 4th September 1987
- SA/87/0653 Erection of a contractors site signboard for the display of construction team details. PERCON 4th September 1987
- SA/86/1052 Land to be used for off loading material and as crane pick-up point. PERCON 18th December 1986
- SA/86/0577 Provision of covered walkways linking Riverside Shopping Centre with existing multi-storey car park and new shopping development, together with associated paving, landscaping works and highway modifications. PERCON 31st July 1986
- SA/86/0408 Relocation of office accommodation and siting of new items of plant. PERCON 3rd July 1986
- SA/86/0270 Formation of temporary "town walk" to be used during the construction of John Laing Developments Ltd Shopping Development until the permanent town walk is complete. PERCON 8th May 1986
- SA/85/0508 Development and redevelopment including demolition of 20/22 Pride Hill to provide retail shopping, storage and servicing, together with car parking and bus station, highway improvements to Raven Meadows to provide bus land together with related highway improvements to junction of Raven Meadows with Smithfield Road and formation of new vehicular and pedestrian accesses. PERCON 8th August 1986
- SA/79/1171 Erect and display an internally illuminated shop sign (5' x 1'11" x 6.75") stating 'RAYNER OPTICIAN'. PERCON 18th December 1979
- SA/92/0380 Conversion of existing shop unit no. 29, adjacent corridor and disabled (male) toilet at ground floor and male public toilet at first floor to form ground floor bakery and first floor storage and staff facilities. For Royal Insurance Asset Management on behalf of Royal Life Insurance Ltd. PERCON 6th May 1992
- SA/80/1122 Erect and display an internally illuminated projecting box sign (2'6" x 1'6" x 6") stating 'CARPETS WARING & GILLOW'. PERCON 22nd December 1980
- SA/80/0811 Erect and display 4 internally illuminated fascia signs stating "ALLIED CARPETS"
a) 3.658m x 672mm b) 2.940m x 560mm c) 5.486m x 560mm d) 5.486m x 584mm all approximate sizes. PERCON 23rd September 1980
- SA/88/1161 Installation of satin anodised aluminium shutters. PERCON 28th October 1988
- SA/88/1160 Erect and display a fascia sign to be illuminated by floodlighting. PERCON 2nd November 1988
- SA/78/0507 Erect and display individually illuminated lettering stating "TRIDENT SUPERSTORE" and non-illuminated lettering stating "TRIDENT". PERCON 20th June 1978
- SA/91/0585 Change of use from retail unit to a licensed betting office. For Coral Racing. PERCON 10th July 1991

AGENDA ITEM

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Riverside Shopping Centre

SA/92/0825 Erect and display 3 no logo signs externally illuminated by spotlights. For Shell Pensions Trust. PERCON 16th September 1992

SA/92/0147 Retention of roof top plant together with erection of acoustic visual screens. For Shell Pensions Trust Ltd. PERCON 18th March 1992

SA/92/0146 Retention of roof top plant together with erection of acoustic/visual screens. PERCON 24th July 1992

SA/92/0119 Installation of a new shopfront. For Shell Pensions Trust Ltd. PERCON 4th March 1992

SA/92/0001 Installation of a new shopfront. For Finerose Ltd. PERCON 5th February 1992

SA/91/1326 Erect and display an internally illuminated fascia sign. For Mr M Frances. PERCON 20th December 1991

SA/88/0246 Erect and display an illuminated fascia sign. PERCON 5th May 1988

SA/88/0245 Erect and display an illuminated fascia sign. PERCON 5th May 1988

SA/88/0212 Proposed new shopfront. PERCON 14th April 1988

SA/88/0152 Erect and display an illuminated fascia sign stating "Curry's". PERCON 14th April 1988

SA/88/0151 Proposed shopfront, new staff staircase and general refurbishment. PERCON 14th April 1988

SA/89/1055 Erect and display an internally illuminated static shop sign. PERCON 28th September 1989

SA/89/1054 Installation of a new shop front. PERCON 28th September 1989

SA/89/0944 Installation of a new shopfront. PERCON 29th September 1989

SA/89/0943 Erect and display an internally illuminated shop sign. PERCON 29th September 1989

SA/89/1116 Installation of a new shop front. PERCON 28th September 1989

SA/89/0930 Erect and display an internally illuminated fascia sign. PERCON 6th September 1989

SA/89/0929 Installation of a new shopfront. PERCON 6th September 1989

SA/89/0886 Installation of a new shopfront. PERCON 6th September 1989

SA/89/0887 Erect and display an illuminated fascia sign. PERCON 6th September 1989

SA/89/0875 Installation of a new shop front. PERCON 6th September 1989

SA/89/0874 Erect and display an internally illuminated static shop sign and projecting sign. PERCON 6th September 1989

SA/89/0846 Erect and display an internally illuminated fascia sign. PERCON 6th September 1989

SA/89/0845 Installation of a new shopfront. PERCON 6th September 1989

SA/89/0776 Erect and display an internally illuminated shop sign stating "Rumbelows". PERCON 25th August 1989

SA/89/0775 Installation of a new shopfront stating "Rumbleows". PERCON 25th August 1989

SA/89/0768 Erect and display an internally illuminated shop sign. PERCON 25th August 1989

SA/85/0990 Erection of a building to be used as doctors surgery with the formation of new pedestrian access. REFUSE 13th February 1986

SA/86/0215 Erection of a building to be used as doctors' surgery with the formation of new pedestrian access. PERCON 10th April 1986

SA/92/1175 Formation of a new vehicular access onto Roushill to serve one existing car space. For Riverside Medical Practice. PERCON 30th December 1992

AGENDA ITEM

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Riverside Shopping Centre

SA/88/0255 Installation of shopfront and shopfitting works. PERCON 5th May 1988
SA/88/0248 Proposed illuminated shop fascia sign. PERCON 5th May 1988
SA/88/0247 Proposed new shopfront. PERCON 5th May 1988
SA/88/0211 Proposed hanging room window signs with confetti logo sign written across proposed roller shutter door. PERCON 14th April 1988
SA/88/0180 Erect and display two No. flagpoles to roof. PERCON 5th May 1988
SA/88/0159 Proposed shopfront. PERCON 14th April 1988
SA/91/0827 Erect and display an internally illuminated fascia sign. For Zales Jewellers Ltd. PERCON 28th August 1991
SA/91/0826 Erect and display an illuminated fascia sign. For Applewoods. PERCON 28th August 1991
SA/91/0825 Installation of a new shop front. PERCON 28th August 1991
SA/91/0781 Retrospective application for retention of external fire escape stair and roof plant. PERCON 30th October 1991
SA/91/0670 Erect and display an internally illuminated fascia sign. For Master Glass Engraving Ltd. PERCON 31st July 1991
SA/91/0645 Installation of a new shopfront. For Masterglass Engraving Ltd. PERCON 17th July 1991
SA/89/1475 Erect and display fascia signs. PERCON 14th February 1990
SA/89/1474 Installation of a new shopfront. PERCON 14th February 1990
SA/89/1403 Erect and display an internally illuminated shop sign. PERCON 20th December 1989
SA/89/1402 Installation of a new shop front. PERCON 20th December 1989
SA/89/1438 Installation of a new shopfront. PERCON 20th December 1989
SA/89/1437 Erect and display internally illuminated box sign stating 'Principles' and 2 No. nine square logos. PERCON 20th December 1989
SA/89/1355 Installation of a new shop front. PERCON 8th December 1989
SA/89/1354 Erect and display internally illuminated fascia shop signs. PERCON 8th December 1989
SA/89/1308 Erect and display a shopsign. PERCON 9th November 1989
SA/89/1234 Erection of a shop sign stating 'Birthdays'. PERCON 25th October 1989
SA/89/1226 Erect and display shop signage. PERCON 25th October 1989
SA/89/1225 Erect and display a shop sign. PERCON 25th October 1989
SA/90/0851 Erect and display a back illuminated shop fascia sign and internally mounted neon box sign. PERCON 24th August 1990
SA/90/0640 Installation of a new shopfront. PERCON 11th July 1990
SA/90/0639 Erect and display an internally illuminated fascia sign. PERCON 11th July 1990
SA/90/0563 Erect and display an internally illuminated fascia sign. PERCON 11th July 1990
SA/90/0562 Installation of a new shop front. PERCON 11th July 1990
SA/90/0387 Installation of a new shopfront. PERCON 24th May 1990
SA/85/0458 Demolition and redevelopment of rear portion of building to suit new shopping development. For John Laing Developments Ltd. WDN 21st June 1985
SA/85/0457 Demolition and redevelopment of rear portion of building to suit new shopping development. For John Laing Developments Ltd. WDN 21st June 1985
SA/85/0433 Development and re-development including demolition of 20/22 Pride Hill to provide retail shopping, storage and servicing together with car parking and bus station.

AGENDA ITEM

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Riverside Shopping Centre

Highway improvements to Raven Meadows to provide bus lane together with related highway improvements to junction of Raven Meadows with Smithfield Road and formation of new vehicular and pedestrian accesses (Amendment to previously approved scheme to secure access alterations). WDN 21st June 1985

SA/84/1014 Erect and display an internally illuminated neon sign 2250mm x 1700mm and a double sided non illuminated projecting sign 1400mm x 1600mm (to be illuminated by spotlights) stating 'TOP MAN'. REFUSE 10th January 1985

SA/85/0417 Alterations to existing building to provide new shopfronts onto proposed shopping development entrance hall. For John Laing Developments Ltd. WDN 23rd May 1985

SA/90/0246 Erect and display a shop fascia sign. REFUSE 25th April 1990

SA/76/0897 Erect 12 element Yagi Aerial (30ft guyed mast). PERCON 16th December 1976

SA/74/0892 Display of internally illuminated fascia sign. PERCON 14th January 1975

SA/85/0068 Erect and display an internally illuminated fascia sign with solid returns and a non-illuminated projecting sign (1000 x 1200mm) stating 'TOP SHOP' in accordance with our drawing 2022/TS/002/Rev B. PERCON 21st March 1985

SA/84/0823 Partial demolition of Repository and adjacent warehouse and erection of new gable end facades to replace existing. PERCON 16th November 1984

SA/98/0793 Change of use to insurance shop, A2. PERCON 15th September 1998

SA/98/0177 Erect and display an internally illuminated sign. PERCON 29th April 1998

SA/98/0121 Erect and display a non illuminated double sided sign. PERCON 18th March 1998

SA/97/1188 Erect and display an internally illuminated sign. REFUSE 22nd January 1998

SA/97/1052 Erect and display a non illuminated fascia sign. PERCON 3rd December 1997

SA/97/0254 Erect and display 2 externally illuminated hanging signs. REFUSE 16th April 1997

SA/96/1156 Erect and display one internally illuminated projecting sign. PERCON 29th January 1997

SA/96/1047 Erect and display various illuminated and non illuminated signs on the Pride Hill elevation (entrance canopy), Raven Meadows elevation (various locations), Riverside elevation (various locations) and hanging banners. SPLIT 9th January 1997

SA/96/0736 Provision of additional retail space at first floor level in conjunction with existing ground floor areas; new fire escape tower and screen gates to service yard. PERCON 27th November 1996

SA/96/0085 Erect and display an internally illuminated fascia sign. PERCON 21st February 1996

SA/96/0084 Installation of a new shopfront. PERCON 13th March 1996

SA/95/0984 Erect and display a projecting sign and fascia sign. PPNREQ 28th September 1995

SA/95/0982 Erect and display 2 internally illuminated box signs. (Retrospective) SPLIT 4th January 1996

SA/95/0681 Erect and display 2 non illuminated signs and a hanging sign. SPLIT 22nd August 1995

SA/95/0690 Erect and display an externally illuminated sign and provision of illumination to existing sign. PERCON 23rd August 1995

SA/95/0582 Installation of 4 new windows at first floor level. PERCON 26th July 1995

SA/95/0439 Alterations to existing access from Frankwell footbridge. PERCON 14th June 1995

SA/95/0258 Alterations to entrance including glazed canopy, retractable entrance doors, new surfacing, lighting and shopfront. PERCON 27th April 1995

AGENDA ITEM

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Riverside Shopping Centre

SA/95/0270 Erect and display various illuminated signs to entrance. SPLIT 27th April 1995

SA/94/1354 Erect and display an internally illuminated entrance canopy sign. PERCON 11th September 1995

SA/94/1018 Installation of feature clock to highway outside entrance to Darwin Shopping Centre to Pride Hill, including alterations to paving material to highway and entrance to Darwin Shopping Centre and uplighting to elevations nos. 19 Pride Hill and SU22 Darwin Centre. REFUSE 17th November 1994

SA/93/1254 Installation of a new louvre on elevation to Ravens Meadow car park to match existing louvres. PERCON 12th January 1994

SA/93/0949 Installation of a new shopfront. PERCON 5th November 1993

SA/93/1030 Change of use to A3 use (food and drink). PPNREQ 9th November 1993

SA/93/0954 Installation of a new shopfront. PERCON 5th November 1993

SA/93/0951 Erect and display an internally illuminated fascia sign. PERCON 15th October 1993

SA/93/0911 Installation of shopfront to internal mall frontage only. PERCON 5th November 1993

SA/93/0910 Display of non illuminated fascia signs to Smithfield Road and Frankwell link bridge and internally illuminated fascia signs to mall frontage. PERCON 12th November 1993

SA/93/0873 Erect and display an internally illuminated fascia sign. PPNREQ 22nd September 1993

SA/93/0760 Change of use from A1 (retail) to coffee shop A3 (food and drink). PERCON 6th October 1993

SA/93/0530 Alteration to entrance doors, erection of safety rails and alteration to glazed canopy. PERCON 15th December 1993

SA/93/0381 Erect and display various internally illuminated and non illuminated fascia, projecting and freestanding signs. PERCON 9th June 1993

SA/01/0303 To remove 1 no. Whitebeam and 1 no. Willow leafed Pear tree in the Riverside Mall, Pride Hill Shopping Centre, Shrewsbury T.P.O. REFUSE 4th May 2001

SA/01/0018 Erect and display 2 no. externally illuminated banners (each 2830 x 725 mm) with supports to Pride Hill elevation. REFUSE 27th February 2001

SA/01/0053 Erect and display 18 no. flags in hanging basket brackets on the Darwin Shopping Centre. REFUSE 8th March 2001

SA/01/0050 Erect and display 4 no. flags in hanging basket brackets on the Pride Hill Centre. REFUSE 8th March 2001

SA/00/0948 Erection of 4 no. freestanding non-illuminated Public Information Pillars (3.4m high x 1.3m wide), one each at Smithfield Road and Raven Meadows, and two at Roushill. SPLIT 23rd November 2000

SA/00/0868 Erect and display 1 no. internally illuminated box sign. PPNREQ 26th July 2000

SA/06/1541/TRE To crown reduce 2 trees within Shrewsbury Conservation Area NOOBJC 30th November 2006

SA/02/1287/TPO Pruning of 1 no. Whitebeam and 1 no. Willowleaf Pear protected by SABC (Riverside Mall Pride Hill Centre) TPO 1994 PERCON 17th October 2002

SA/02/1032/ADV Erect and display 13 non-illuminated banner signs; 2 illuminated fascia signs; 7 non-illuminated fascia signs and 5 information/direction signs (amended description) SPLIT 11th September 2002

AGENDA ITEM

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Riverside Shopping Centre

Appeal

97/00543/REF Erect and display 2 externally illuminated hanging signs. DISMIS 24th October 1997

11. Additional Information

View details online: <http://pa.shropshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RUTE75TDH1O00>

List of Background Papers (This MUST be completed for all reports, but does not include items containing exempt or confidential information)
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Cabinet Member (Portfolio Holder) - Councillor Chris Scofield

Local Member

Cllr Nat Green

Appendices APPENDIX 1 - Conditions

APPENDIX 1

Conditions

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, drawings and documents as listed in Schedule 1 below.
Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the approved plans and details.
3. Prior to the commencement of demolition works a Demolition Traffic Management Plan (DTMP) shall be submitted to and approved in writing by the Local Planning Authority; the DTMP shall remain in force for the duration of the demolition period.
Reason: In the interests of local amenity and highway and pedestrian safety.
4. The development hereby approved shall be carried out in full accordance with the approved Demolition Method Statement (written by Tetra Tech May 2023).
Reason: To safeguard the amenities of the locality in accordance with CS6 of the Core Strategy and MD2 of the SAMDev.

Informatives

1. INVASIVE SPECIES INFORMATIVE

Japanese knotweed is listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended). It is a criminal offence to allow this species to be released into, or cause it to grow, in the wild and landowners should not allow it to spread onto neighbouring land, although they may not be obliged to remove or treat it on their own land.

Treatment of Japanese knotweed should be carried out by an experienced contractor and development cannot commence until the plant has been completely removed from the site.

Use of herbicides alongside water courses should only be undertaken by experienced, licensed contractors following advice from the Environment Agency.

Japanese knotweed is classed as a controlled waste and should be disposed of by an experienced contractor to an approved waste site in accordance with the Environmental Protection Act (Duty of Care) Regulations 1991).

BATS INFORMATIVE

All bat species found in the U.K. are protected under the Habitats Directive 1992, The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 and the Wildlife and Countryside Act 1981 (as amended).

It is a criminal offence to kill, injure, capture or disturb a bat; and to damage, destroy or obstruct access to a bat roost. There is an unlimited fine and/or up to six months imprisonment for such offences.

If any evidence of bats is discovered at any stage then development works must immediately halt and an appropriately qualified and experienced ecologist and Natural England (0300 060 3900) contacted for advice on how to proceed. The Local Planning Authority should also be informed.

NESTING BIRDS INFORMATIVE

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

It is a criminal offence to kill, injure or take any wild bird; to take, damage or destroy an active nest; and to take or destroy an egg. There is an unlimited fine and/or up to six months imprisonment for such offences.

All vegetation clearance, tree removal, scrub removal and/or conversion, renovation and demolition work in buildings (or other suitable nesting habitat) should be carried out outside of the bird nesting season which runs from March to August inclusive.

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 or buildings cannot be clearly seen to be clear of nests then an appropriately qualified and 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.