

AGENDA ITEM



Committee and date

Southern Planning Committee

25th February 2025

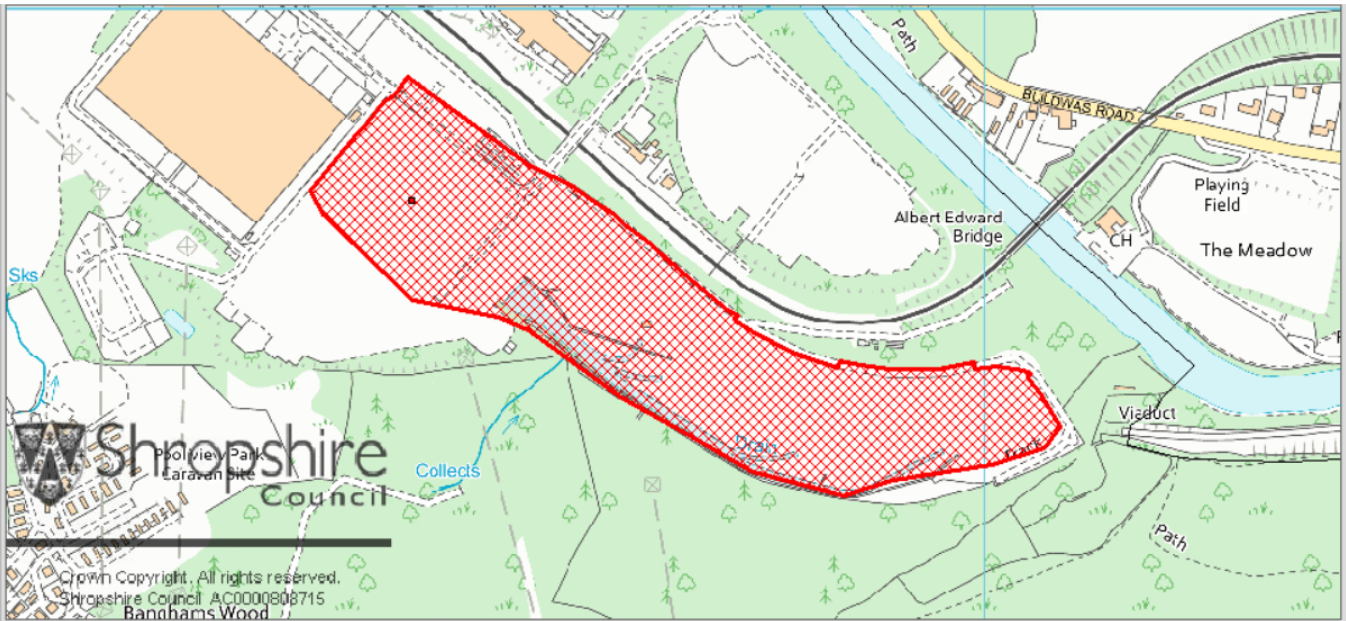
Development Management Report

Responsible Officer: Rachel Robinson, Director of Health Wellbeing and Prevention

Summary of Application

Application Number: 24/03660/REM	Parish:	Buildwas
Proposal: Application for the approval of reserved matters (appearance, landscaping, layout and scale) for Phase 2A residential development pursuant to outline planning permission 19/05560/OUT.		
Site Address: Development Land At Site Of Ironbridge Power Station Buildwas Road Ironbridge Telford Shropshire		
Applicant: Taylor Wimpey North Midlands		
Case Officer: Louise Evans	email: Louise.m.evans@shropshire.gov.uk	

Grid Ref: 365460 - 303820



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Recommendation:- Grant Permission subject to the conditions set out in Appendix 1 with delegation to officers to amend the conditions in light of revised plans being received to overcome consultee concerns.

REPORT

1.0 THE PROPOSAL

- 1.1 The outline scheme to which this reserved matters application relates is 19/05560/OUT which permitted up to 1000 dwellings, a retirement village, employment development, a new school, playing fields, a local centre and retail development together with associated infrastructure at the former Ironbridge Power Station on Buildwas Road, Ironbridge. The development is intended to be carried out over seven phases and this application seeks to secure the detailed proposals relating to the second residential phase of development known as Phase 2A.
- 1.2 The scheme for approval seeks permission for 202 dwellings. This includes 11 affordable dwellings which is consistent with the 5% affordable housing requirement set through the S106 Agreement attached to the outline permission.
- 1.3 The housing mix is made up as follows:

Bedrooms	Affordable	Open Market	Total
1	2	0	2
2	6	9	15
3	3	82	85
4	0	100	100
Total	11	191	202

- 1.4 The housing mix provides a range of house sizes to meet local market demand, with a higher concentration of 3 and 4 bed dwellings.
- 1.5 The proposed dwellings range from 1-bedroom maisonettes to 4-bedroom family houses and are between 2 and 3 storeys in height.
- 1.6 Facing materials are proposed to be made up of three types of brick, a light red brick with a pink hue to reflect the former cooling towers of the Ironbridge Power Station, a traditional red brick and a darker red brick with a charcoal effect. White render will be used infrequently to terminate views and mark key corners within the site. Blue engineering brick will also be used for detailing to add further interest to the streetscape. The roof tiles will be a mix of red and grey in colour.

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- 1.7 Boundary treatments are to be formed by timber fencing for rear gardens, brick walling for rear gardens that face public spaces and natural hedging. Timber knee rail has also been proposed to delineate public and private realm.
- 1.8 Dwellings have been designed with a fabric first approach for energy efficiency with the inclusion of high levels of insulation and triple glazing. Each property will have an air source heat pump to provide heating and hot water as well as electrical vehicle charging facilities.
- 1.9 The proposed parking provision is 2 spaces for 2 and 3 bed properties and 3 spaces (including 3.3m wide garages as spaces) for 4 bed properties. The proposed development provides 25 dedicated visitor parking spaces that are evenly spaced around the development with there being scope for parking to be provided on street where necessary. All dwellings are provided with a bike shed as well as space for external refuse and recycling storage.
- 1.10 The proposals include a multi-functional public open space area that will also serve as a surface water drainage attenuation basin with biodiversity enhancement through landscape planting. There is also a local equipped area of play (LEAP) provided centrally within the development.
- 1.11 The development has a single point of access located at the south of the western boundary. Within the development, a hierarchy of streets and pedestrian links are proposed.
- 1.12 The scheme has been through a redesign since the validation of the current application in order to overcome concerns raised by consultees regarding connectivity, safety and providing sufficient space for appropriate landscaping.

2.0 SITE LOCATION/DESCRIPTION

- 2.1 Phase 2a, is the location of the four former cooling towers for Ironbridge Power Station, which have since been demolished. It is a long, narrow site at the easternmost edge of the redevelopment scheme. The site measures 6.48 hectares in total and falls gradually from west to east.
- 2.2 In addition to the woodland edge to the south and east, a line of trees borders the northern edge of the site, with the railway line associated with the power station further to the north. Along the western boundary will be the newly constructed access road which connects this parcel with other phases of the wider redevelopment. Beyond this road is the existing electricity substation, which is enclosed within an industrial building that is prominent due to its height and scale.
- 2.3 Adjoining to the east of the site is the Ironbridge Gorge World Heritage Site and Conservation Area. To the south and east is the Tick Wood and Benthall Edge SSSI,

a woodland that is notable for its diverse plant species which reflect the variation in the underlying geology.

3.0 REASON FOR COMMITTEE/DELEGATED DETERMINATION OF APPLICATION

3.1 This is a major application, which, in the view of the Planning Services Manager in consultation with the Chairman, should be determined by the relevant planning committee.

4.0 Community Representations

4.1 Consultee Comment

4.1.1 Historic England (Midlands)

Reply Received: 10th October 2024

Summary: No advice offered; suggested seeking views of specialist conservation and archaeological advisers.

4.1.2 SC Ecologist

Reply Received: 28th October 2024 and 21st January 2025

Summary: Noted that the outline consent requires the submission of ecological information prior to commencement of development which is yet to be agreed.

4.1.3 SUDS

Reply Received: 14th October 2024 and 20th January 2025

Summary: This application does not include any detail relating to surface water or foul water drainage therefore it is assumed this will be presented subsequently. Comments provided on the detail to be included in subsequent applications.

4.1.4 SC Affordable Houses

Reply Received: 29th October 2024

Summary: There is a requirement for an additional affordable dwelling (11 in total). Floor areas (sq. metres) of the affordable dwellings are required (these should meet Nationally Described Space Standards) together with an identification of tenure on a plot by plot basis. The affordable dwellings should be split to provide two clusters. The affordable dwellings should not be accessed off an un-adopted highway. (Comments submitted prior to scheme redesign that now provides the correct amount of affordable housing.)

4.1.5 SC Archaeology (Historic Environment)

Reply Received: 21st October 2024 and 15th January 2025

Summary: No comments on archaeological matters.

4.1.6 Environment Agency (Midlands Region)

Reply Received: 31st October 2024

Summary: Flood Risk - There are no fluvial flood risk issues associated with this phase. Land contamination - The contaminated land condition previously recommended still stands for this phase.

4.1.7 SC Conservation (Historic Environment)

Reply Received: 15th October 2024 and 29th January 2025

Summary: No heritage-based issues raised; conditions regarding materials and finishes suggested.

4.1.8 SC Trees

Reply Received: 24th October 2024 and 20th January 2025

Summary: Advice on the need to provide proprietary root deflecting barriers across a number of areas of the scheme and suggested that details of this need to be submitted and agreed along with other planning and maintenance specifications. Overall, the tree species palette within the submitted planting schedule is supported. Noted that the layout of the main estate road and central open space have been redesigned, such that the open space now runs in a continuous band between the north and south site boundaries, without being bisected by the main estate road. This is considered a better design in terms of visual and pedestrian connectivity and is therefore supported from an arboricultural perspective.

4.1.9 SC Waste Management

Reply Received: 16th October 2024 and 20th January 2025

Summary: Importance of adequate waste storage space and suitable highway specifications for waste collection vehicles highlighted.

4.1.10 SC Highways DC

Reply Received: 19th December 2024 and 29th January 2025

Summary: No objections; several amendments and further information requested. In particular, that the visitor parking space adjacent to Plot 13 should be relocated or removed as a parked vehicle will obstruct visibility for vehicles emerging potentially creating conflict with road users. The 2 metres footway should extend adjacent to Plot 26 and Plot 145. Noted that the parking space for Plot 156 does not appear to be the full length of a parking space. No visibility splays or junction radii have been provided for Cooling Lane and Tower Gate. Visitor parking space adjacent to Plot 100 should be removed or relocated as a parked vehicle will obstruct forward visibility. The submitted Management Plan should align with the submitted General Arrangement Plan to ensure that visibility splays are not transferred to a third party.

4.1.11 SC Rights Of Way

Reply Received: 28th January 2025

Summary: Satisfied that the development will not impact the surrounding Rights of Way network.

4.1.12 SC Regulatory Services

Reply Received: 24th October 2024 and 22nd January 2025

Summary: No comments provided.

4.1.13 Active Travel England

Reply Received: 25th October 2024 and 23rd January 2025

Summary: No objections. Queried how on street parking may be controlled to avoid conflict with pedestrians utilising footways. Suggested that cycle storage is accessible externally from dwellings and includes a secure anchor to lock the bikes within the storage unit.

4.1.14 Network Rail

Reply Received: 9th October 2024 and 15th January 2025

Summary: Interface with Network Rail required. Generic comments provided.

4.1.15 SC Green Infrastructure Advisor - Steven Sixsmith

Reply Received: 11th November 2024 and 16th January 2025

Summary: Suggested that additional trees along Triton Way would link the proposed pockets of green space. Highlighted a lack of information with regards to the play area and the central green space but noted that this could be addressed through the use of planning conditions. Noted areas where pedestrian desire lines have not been followed and queried public realm legibility in across a number of areas.

4.2 Public Comments

4.2.1 Buildwas Parish Council

Reply Received: 9th December 2024

Summary: Objections on grounds of:

- The use of a single access point to serve a number of dwellings.
- Concerns with the lack of visitor parking which will force visitors to park on the small in-roads, causing further unnecessary congestion.
- Suggest that the design of these dwellings is significantly lacking innovation and that there is an apparent lack of design to meet the historical importance of such a site.
- Suggested that rendering must include something to prevent a "rust" look which has appeared on other properties of a very similar design.
- Concerns raised regarding the need to secure information on tree management proposals to ensure longevity.
- Requested clarification for the responsibility for potential damage to the planned bollards.

5.0 THE MAIN ISSUES

The Design Code
Access
Layout
Scale
Appearance
Landscaping

6.0 OFFICER APPRAISAL

6.1 The Design Code

6.1.1 The outline scheme was approved subject to 69 conditions and a S106 agreement. Condition 5 required the submission and agreement of a design code and condition 5b requires all subsequent applications to accord with the details of the code. The design code was submitted within application 22/04694/DIS which was approved on the 11th July 2023.

6.1.2 The approved design code provides a set of high-level design criteria that should be used to guide the delivery of development through reserved matters applications. The code is structured as a two-tier document, tier one being the strategic design code which sets guidelines that are relevant to the site as a whole, and tier 2 being a detailed design code that sets specific design instructions applicable to the relevant phases of development.

6.1.3 The application site falls within the 'Tower Woods' character area. This site is the location of the former cooling towers which gives the opportunity for distinctive design within this phase of the development.

6.1.4 The vision for the development as set out within the design code is 'to create an inclusive and sustainable community that truly integrates with its diverse historical roots; recognising the heritage and landscape surrounding the site and reflecting local character'.

6.1.5 The scheme has been discussed at length with developer and this process has been assisted by Design:Midlands who have been able to offer independent advice and suggestions to the Local Planning Authority.

6.1.6 Members will note from the remainder of this report that Shropshire Council Officers are now satisfied that the scheme meets with the objectives of the design code and is compliant with condition 5b attached to the outline consent.

6.2 Access

6.2.1 Access with regards to reserved matters deals with accessibility to and within the site including the positioning and treatment of accesses and circulation routes, as well as how these fit into the surrounding access network.

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- 6.2.2 Reserved matters approval has been obtained for a single vehicular access point into the application site under reference 23/02809/REM. The current reserved matters application then shows a secondary street running almost the full length of the periphery of the site with minor access ways extending off the main vehicular route. A number of properties are also proposed to be served by private drives.
- 6.2.3 The continuous loops of adopted highway throughout the development allows for ease of access for emergency, refuse and delivery vehicles and provides safe and efficient opportunities for pedestrians and cyclists. Overall, it is a very legible scheme with excellent edge to edge connectivity. Residents will also benefit from the footways approved via 23/02809/REM that will run continuously around the site.
- 6.2.4 The concerns raised by Buildwas Parish Council regarding the site only being served by a single access point is noted however, this is not a matter for this current application. Application 23/02809/REM dealt with access for this phase and a single access point to serve around 200 dwellings is not unreasonable in highway safety terms.
- 6.2.5 Outstanding concerns expressed by the Local Highway Authority regarding the location of two visitor parking spaces, visibility splays being detailed for private drives and the plans regarding footpath provision being aligned are acknowledged and the scheme will be updated to ensure that appropriate plans are received pre-determination to cover these matters. These are relatively minor items that should not affect the ability of the committee in being able to come to a resolution on this scheme.
- 6.3 Layout
- 6.3.1 Layout deals with the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development.
- 6.3.2 The layout of the scheme is well informed by the context in which it sits. The development positively addresses all green edges and areas of public open space, providing high levels of natural surveillance and a considered transition between green spaces and proposed homes. The use of back-to-back housing blocks also affords residents good levels of safety and privacy within their private garden areas and sufficient separation distances are proposed throughout with regards to directly facing habitable rooms within dwellings.
- 6.3.3 The layout has also been designed to reflect the historic significance of the site, particularly the location of the four former cooling towers of the former Ironbridge Power Station. Although the visual prominence and sheer scale of the towers cannot be replicated in height for a residential development such as this, their significance is reflected in the concept of the four 'fallen towers' which is created through a north-south perimeter block pattern at the eastern edge of the site. This pattern includes a

wider and narrower end to the blocks which is a subtle nod to the shape and scale of the original cooling towers.

6.3.4 The proposed layout allows for a north-south green space centrally within the site that accommodates a local equipped area of play (LEAP) and provides the opportunity to draw woodland planting into the site and link existing natural green spaces. Full details of the LEAP have not been provided with the scheme and a condition to secure and agree this information has been suggested at the end of the report. Play design guidance suggests that the LEAP should be at least 400sq.m and sited so that it is at least 20 metres from habitable rooms within a dwelling. Given the proximity to proposed highways, it is also suggested that the area is fenced for safety. These will be key considerations within any future discharge application.

6.3.5 Within the central green space public art pieces are also proposed and will be spaced 120 meters apart to reflect the height of the former cooling towers. This being another reference to the historic use of the site. Final details of the public art have not been provided within the reserved matters submission but can be agreed post determination and a condition to secure this has been suggested at the end of this report.

6.3.6 In addition to the central green area, a public area that accommodates a surface water attenuation pond is also proposed at the eastern edge of the site that will be landscaped so that it also has a biodiversity and amenity function. Two other pockets of green space are also proposed in the western half of the site.

6.3.7 The comments from the Council's Affordable Housing Officer have been noted. The scheme does now provide sufficient affordable housing to meet the section 106 requirements (11 units). With regards to grouping, the scheme does suggest that the dwellings will be located in a single group. Whilst the Affordable Housing Officer has suggested additional clusters, it is recognised that this is a relatively small grouping of units and some registered social landlords prefer clustering their units for ease of long term maintenance and management. In this instance, this would not warrant a reasonable reason for refusal.

6.3.8 Overall, a sensible and logical layout has been proposed that meets with the requirements of the design code.

6.4 Scale

6.4.1 Scale' deals with the height, width and length of each building proposed within the development in relation to its surroundings.

6.4.2 The scale of the dwellings is limited to three storeys within the approved design code and the development proposes a mix of 2, 2.5 and 3 storey dwellings. This mix helps to create a dynamic and interesting roofline across the development.

- 6.4.3 Along the northern edge of the development, the dwellings are up to 3 storeys high. This area is characterized by a distinctive roofscape of front-gabled houses clustered together.
- 6.4.4 The internal streets feature a mix of 2 and 2.5 storey dwellings as does the southern edge of the development. This area has a semi-formal arrangement with slight variations in building line and heights, creating a lower density and a softer transition to the surrounding woodland.
- 6.4.5 The north-south streets, known as the Tower Streets (Cooling Lane, Tower Gate, and Chimney Way), have a consistent gable-fronted rhythm with a mix of 2 and 2.5 storey dwellings. These streets are designed to be distinctive from the rest of the development with a strong and consistent building pattern. At the northern edge of the perimeter blocks, Clarkes Point features strong terraces with a mix of 2 and 3 storey dwellings. The central two blocks of Clarkes Point increase in scale to include taller 3 storey elements, creating a visually striking area.
- 6.5 Appearance
- 6.5.1 Appearance deals with the aspects of a building or place within the development which determine the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture.
- 6.5.2 The proposed development has a contemporary architectural style with predominantly front-gabled houses, larger window proportions finished in grey, and simple brick detailing with clean lines.
- 6.5.3 The development uses a palette of materials that are distinct to the Tower Woods character area. This includes the prominent use of pale red bricks with a pink hue, reminiscent of the former cooling towers, and red roof tiles to reinforce local distinctiveness.
- 6.5.4 The vision for the development requires the creation of a locally distinctive place. In this instance, the scheme places emphasis on the use of materials within standard house types along with the arrangement of dwellings to reinforce character. This being the case, the final material choices will be paramount to a successful scheme, and it is suggested that these are agreed by way of sample panels post determination of this reserved matters application. A condition has been recommended at the end of this report.
- 6.5.5 Overall, the aesthetic of the scheme is a thoughtful integration of the site's history, industrial heritage, and natural landscape, creating a unique and meaningful living environment that is relevant to the site. Shropshire Council Officers disagree with Buildwas Parish Council that the scheme lacks innovation or design quality.

- 6.6 Landscaping
- 6.6.1 Landscaping as a reserved matter deals with the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated.
- 6.6.2 The development includes several areas of green infrastructure, such as the central area of green space and the eastern edge of the site. The central area is proposed to be used for play, while the eastern edge of the site will be a multifunctional space providing drainage, biodiversity, and a place to enjoy nature. The two pockets of green space located within the western half of the development are also key green spaces within the development, providing a sense of the existing mature landscaping 'leaking into' the parcel. Comments from the Council's Green Infrastructure Advisor regarding the suggestion of more in-street planting to better connect the internal green spaces is noted, however, it is recognised that there is limited space to provide this within the adopted street boundaries whilst also maintaining other highway safety and amenity requirements.
- 6.6.3 The landscape strategy features the use of red trees and shrubs which helps to create a visual connection to the site's history, reinforcing the narrative of the 'fallen towers' and their significance. The use of red trees is also part of the broader design strategy to create distinct character areas within the development and they will provide a striking contrast against the greenery of the surrounding landscape.
- 6.6.4 With regards to hard landscaping, the majority of the highways will be adopted by the Local Highway Authority and will be constructed of standard tarmac. The Design and Access Statement submitted with the original scheme suggested that the hard landscaping in the 'Tower Streets' area in the eastern half of the site would include red hues through block paving and red tarmac. This choice of materials and colours would help to create a cohesive and visually appealing environment that reflects the site's industrial heritage. However, this has not been detailed on plan within the re-designed scheme and as such a condition controlling the final details of the hard surfacing will need to form a condition of consent to ensure that this can be implemented.
- 6.6.5 Comments from the Council's Tree Officer have been taken into account. No objections to the proposals have been made but there has been a request for additional planting and maintenance specifications to be provided to ensure the proper establishment of the proposed trees and shrubs. Buildwas Parish Council have raised a similar concern. An appropriate condition has been suggested at the end of this report to ensure agreement of such details.
- 6.6.6 Overall, the landscaping scheme will create a visually appealing and functional environment that respects the site's history and natural features while providing a pleasant living space for residents.

6.7 Other Matters

6.7.1 The aim of reserved matters applications is to secure the outstanding details of the outline permission. The matters that may be reserved are limited to access, layout, scale, appearance and landscaping. Other details that are necessary to be agreed with the local planning authority before the development is either started or completed are dealt with by way of planning conditions attached to the outline consent. This would include matters such as detailed drainage schemes or detailed ecological mitigation which may only become known once a layout had been set. These matters are dealt with by way of discharge of conditions applications.

7.0 CONCLUSION

7.1 The vision for the development as set out within the design code 'is to create an inclusive and sustainable community that truly integrates with its diverse historical roots; recognising the heritage and landscape surrounding the site and reflecting local character'. The proposed scheme has adequately achieved that whilst also accommodating the requirements of modern building standards.

7.2 Planning conditions are proposed for this reserved matters scheme to deal with certain aspects of the design and finishes. Subject to the use of these conditions, the scheme will result in a high quality and well considered development that accords with best practice, the requirements of the approved design code and adopted planning policy.

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
National Planning Policy Guidance
National Design Code
Manual for Streets 1 and 2

Core Strategy and Site Allocations and Management of Development (SAMDev) Plan:

CS6 : Sustainable Design and Development Principles

CS8 : Facilities, Services and Infrastructure Provision

CS11 : Type and Affordability of Housing

CS17 : Environmental Networks

CS18 : Sustainable Water Management

MD2 – Sustainable Design

MD8 – Infrastructure Provision

MD12 – The Natural Environment

MD13 – The Historic Environment

Ironbridge Gorge World Heritage Site Supplementary Planning Guidance (2023) Type and Affordability of Housing Supplementary Planning Guidance (2012) Shropshire Refuse and Recycling Advice for Developers 2022 Update

RELEVANT PLANNING HISTORY:

19/05560/OUT Outline application (access for consideration comprising formation of two vehicular accesses off A4169 road) for the development of (up to) 1,000 dwellings; retirement village; employment land comprising classes B1(A), B1(C), B2 and B8; retail and other uses comprising classes A1, A2, A3, A4, A5, D1 and D2; allotments, sports pitches, a railway link, leisure uses, primary/nursery school, a park and ride facility, walking and cycling routes, and associated landscaping, drainage and infrastructure works GRANT 16th September 2022
22/03687/FUL Phase 2 Earthworks - enabling works to commence upon grant of outline planning permission for the wider redevelopment proposals GRANT 2nd November 2022
22/04694/DIS Discharge of conditions 4 (phasing plan), 5 A/B (design code), 8 A (structural survey - pump house), 12 B/C (foul water strategy), 13 (flood risk assessment), 14A (surface water strategy), 14 B (urban creep modelling), 15 (SUDS management plan), 16 (external lighting), 17 (highway), 18 (CEMP), 22 (bridge access), 28 (S38 drawings), 31A (CHEMP), 32 (tree survey), 35A (tree safeguarding), 36 (tree management plan), 39 A/B/C (ecological surveys), 40 (ecology), 41 (bat protection), 43 A (badger survey), 44 (bird nesting), 45 (reptile & amphibian mitigation strategy), 46 (wildlife connectivity strategy), 47 (habitat statement), 48 (external lighting), 49 A (habitat plan), 51 (BNG plan), 52 (biodiversity strategy), 53A (contamination), 53 B/E (remediation strategy), 52 C/D (verification report), 55 (noise strategy), 57 (earthworks strategy), 58 (PFA removal strategy), 59 (pavilion proposals), 60 (landscape plan), 61 (LEAP/NEAP proposals), 21 (off-site works drawings), 25 (S278 MWR drawings), 29 EV strategy), 19A (S278 MWR construction access drawings), 26 (southern MWR roundabout drawings) and 27 Southern Castlefields Way roundabout drawings) on planning permission 19/05560/OUT DISPAR 11th July 2023
23/02809/REM Approval of reserved matters pursuant to 19/05560/OUT for Phase 2 enabling and infrastructure works GRANT 6th June 2024

11. Additional Information

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View details online: <http://pa.shropshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SKA28KTDKJK00>

List of Background Papers (This MUST be completed for all reports, but does not include items containing exempt or confidential information)

Cabinet Member (Portfolio Holder) - Councillor Chris Schofield

Local Member

Cllr Claire Wild

Appendices
APPENDIX 1 - Conditions

APPENDIX 1

Conditions

1. 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.

2. Nothing herein contained shall be deemed to affect or vary the conditions imposed on Outline Planning Permission Ref: 19/05560/OUT which shall remain in full force.

Reason: The conditions attached to the Outline Approval are still valid.

3. Prior to any above ground works commencing, a sample panel or panels of the materials to be used in the construction of the external surfaces must be prepared on site for inspection and approved in writing by the local planning authority. The sample panel shall be at least 1 metre x 1 metre and show the proposed materials, bonds, pointing technique and full palette of materials including roofing, fenestration and any cladding to be used in the development including the guttering, fascias, soffits and dry verge capping. The panel or panels must also demonstrate the depth of the recess between the fenestration and the outer face of the dwellings. The development shall be constructed in accordance with the approved sample/samples, which shall not be removed from the site until completion of the development.

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

4. Prior to any above ground works commencing, a scheme must be submitted to and approved in writing by the local planning authority to confirm the level of projection/recess between the brick detailing where blocks of contrasting coloured bricks are used on the elevations of the dwellings hereby permitted along with any other measures used to provide contrast between the brick detailing such as the colour of the mortar or the pattern/brick bond to be used. Development must be carried out in accordance with the approved details.

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

5. Prior to the above ground works commencing, details of all hard surfacing, including the proposed edging features, must be submitted to and approved in writing by the local planning authority. The development shall be carried out in complete accordance with the approved details and all public footpaths detailed on the approved plans must be finished with a bound surface material prior to occupation of the 190th dwelling hereby approved.

Reason: To ensure establishment of accessible routes prior to the completion of the development.

6. Prior to the above ground works commencing, full details of the decorative bollards to be located along the 'towers streets', including their size, design, materials and siting within the development must be submitted to and approved in writing by the local planning authority. The development shall be carried out in complete accordance with the approved details prior to the

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occupation of the associated dwelling with which they relate and they must be retained in situ as approved, for the lifetime of the development

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

7. Prior to the above ground works commencing, details of the design, siting and materials to be used in the construction of all boundary treatments must be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in complete accordance with the approved details either prior to the occupation of the associated dwelling where it relates to an individual private plot or prior to the occupation of the 190th dwelling hereby approved where it relates to a public area. The approved boundary treatments must be retained in situ, as approved, for the lifetime of the development

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

8. Notwithstanding condition 1 and prior to first occupation, a scheme for the provision of play equipment and street furniture, including benches, refuse bins and cycle stands must be submitted to and approved in writing by the local planning authority. The scheme must include:

- Details of the individual items including any surfacing required,
- The proposed siting within the development,
- The proposed boundary treatments to the areas provided, and
- A timescale for implementation.

The development must be carried out in accordance with the approved details.

Reason: To ensure establishment of a reasonable standard of facilities to serve the approved development.

9. Prior to any above ground works commencing a full planting specification for all trees, shrubs and grasses including ongoing maintenance details must be submitted to and approved in writing by the local planning authority. The development must be carried out in accordance with the approved details.

Reason: to ensure satisfactory tree and shrub planting as appropriate to enhance the appearance of the development and its integration into the surrounding area

10. The landscaping scheme shall be implemented in accordance with the approved documents and completed prior to occupation of the 190th dwelling hereby approved. If within a period of five years from the date of planting, any tree or shrub, or any tree or shrub planted in replacement for it, dies or, becomes seriously damaged or diseased, or is otherwise lost or destroyed, another tree or shrub of a similar specification to the original shall be planted at the same place during the first available planting season.

Reason: to ensure satisfactory tree and shrub planting as appropriate to enhance the appearance of the development and its integration into the surrounding area.

11. Prior to occupation of any dwelling hereby permitted, full details of the public art shown on the approved plans as Rendel's Point and Triton Point must be submitted to and approved in writing by the local planning authority. The details must include the scale, proposed materials,

AGENDA ITEM

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Development Land At Site Of
Ironbridge Power Station

siting and a timescale for implementation. The development must be carried out in accordance with the approved details and must be retained in situ, as approved, for the lifetime of the development.

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