

DECISION NOTICE



Barratt David Wilson Homes (Mercia)
c/o Urbanissta
Fao: Jo Hanslip
Colmore Building
20 Colmore Circus
Birmingham
B4 6AT

Date: 1st March 2022

Our Ref: 20/01957/FUL
Your Ref:

Dear Barratt David Wilson Homes (Mercia) c/o Urbanissta

DETERMINATION OF APPLICATION FOR FULL PLANNING PERMISSION

Town and Country Planning Act 1990

Town and Country Planning (Development Management Procedure) (England) Order 2015

Location:	Development Land At Churncote Off, Welshpool Road, Bicton Heath, Shrewsbury
Proposed Development:	Mixed residential development of 340 mixed (including 51 affordable units) with associated garages; creation of vehicular access(es); installation of infrastructure, footpath links, public open space and biodiversity enhancement areas. (AMENDED DESCRIPTION)
Application No.	20/01957/FUL
Date Received:	20th May 2020
Applicant:	Barratt David Wilson Homes (Mercia)

Shropshire Council hereby **GRANT FULL PLANNING PERMISSION** subject to the conditions listed below.

STANDARD 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 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.

CONDITIONS THAT REQUIRE APPROVAL BEFORE THE DEVELOPMENT COMMENCES

3. No built development on any element of the development shall commence until details of all external materials, including hard surfacing, have been first submitted to and approved by the local planning authority for the relevant phase. The development shall be carried out in accordance with the approval details.

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

4.
 - a) No development within the Phase 2 area (blue boundary), as detailed on the Phasing Plan dated 01/04/20, with the exception of demolition works where this is for the reason of making areas of the site available for site investigation, shall take place until a Site Investigation Report has been undertaken to assess the nature and extent of any contamination on the site. The Site Investigation Report shall be undertaken by a competent person and conducted in accordance with current Environment Agency guidance - Land Contamination: Risk Management (LCRM). The Report is to be submitted to and approved in writing by the Local Planning Authority.
 - b) In the event of the Site Investigation Report finding the site to be contaminated a further report detailing a Remediation Strategy shall be submitted to and approved in writing by the Local Planning Authority. The Remediation Strategy must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.
 - c) The works detailed as being necessary to make safe the contamination shall be carried out in accordance with the approved Remediation Strategy.
 - d) In the event that further contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of (a) above, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of (b) above, which is subject to the approval in writing by the Local Planning Authority.
 - e) Following completion of measures identified in the approved remediation scheme a Verification Report shall be submitted to and approved in writing by the Local Planning Authority that demonstrates the contamination identified has been made safe, and the land no longer qualifies as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to human health and offsite receptors.

Information on how to comply with conditions and what is expected of developers can be found in the Shropshire Council's Contaminated Land Strategy 2013 in Appendix 5. The following link takes you to this document:

<http://shropshire.gov.uk/committeeservices/Data/Council/20130926/Agenda/18%20Contaminated%20Land%20Strategy%20-%20Appendix.pdf>

5. No development approved by this planning permission shall take place until a remediation strategy that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the Local Planning Authority:
 1. The results of a site investigation based on the submitted Geoenvironmental Assessment (as updated) and a detailed risk assessment, including a revised Conceptual Site Model.
 2. Based on the risk assessment in (1) an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken. The strategy shall include a plan providing details of how the remediation works shall be judged to be complete and arrangements for contingency actions. The plan shall also detail a long term monitoring and maintenance plan as necessary.
 3. No occupation of any part of the permitted development shall take place until a verification report demonstrating completion of works set out in the remediation strategy in (2). The long term monitoring and maintenance plan in (2) shall be updated and be implemented as approved.

Reason: To protect ground and surface waters ('controlled waters' as defined under the Water Resources Act 1991).

6. Prior to the commencement of the construction works related to the residential development, a Construction Environmental Management Plan (CEMP) incorporating a Construction Traffic Management Plan (CTMP) shall be submitted to and approved in writing by the Local Planning Authority, in consultation with Highways England and SC Highways. The approved plan shall be adhered to throughout the construction period.

Reason: To ensure that the A5 and A458 trunk roads continues to serve its purpose as part of a national system of routes for through traffic in accordance with Section 10 (2) of the Highways Act 1980 and in the interests of road and amenity safety

7. No development shall take place (including demolition, ground works and vegetation clearance) until an updated Construction Environmental Management Plan (Ecology) has been submitted to and approved in writing by the Local Planning Authority. The plan shall include:
- a) An appropriately scaled plan showing 'Wildlife/Habitat Protection Zones' where construction activities are restricted, where protective measures will be installed or implemented;
 - b) Details of protective measures (both physical measures and sensitive working practices) to avoid impacts during construction;
 - c) A timetable to show phasing of construction activities to avoid harm to biodiversity features (e.g. avoiding the bird nesting season);
 - d) The times during construction when an ecological clerk of works needs to be present on site to oversee works;
 - e) Identification of Persons responsible for:
 - i) Compliance with legal consents relating to nature conservation;
 - ii) Compliance with planning conditions relating to nature conservation;
 - iii) Installation of physical protection measures during construction;
 - iv) Implementation of sensitive working practices during construction;
 - v) Regular inspection and maintenance of physical protection measures and monitoring of working practices during construction; and
 - vi) Provision of training and information about the importance of 'Wildlife Protection Zones' to all construction personnel on site.
 - f) Pollution prevention measures.
- All construction activities shall be implemented strictly in accordance with the approved plan.

Reason: To protect features of recognised nature conservation importance, in accordance with MD12, CS17 and section 175 of the NPPF.

8. No development shall take place (including demolition, ground works and vegetation clearance) until a plan showing features for wildlife to be integrated into the development has been submitted to and approved in writing by the Local Planning Authority. The plan shall include details of:
- a) Location and specification for the erection of a minimum of 68 bird nest boxes suitable for common bird species including tit species, robin (open fronted) and house sparrow (sparrow terrace boxes), as well as integral swift boxes (minimum 6) and starling boxes.
 - b) Location and specification for the erection of a minimum of 68 bat boxes suitable for crevice dwelling bats.
 - c) Location and specification of hedgehog friendly gravel boards, to promote connectivity for hedgehog through the development.
 - d) Location and specification of amphibian friendly drainage features (ie gully pots etc), as part of the drainage scheme for the site.
- The plan shall be carried out as approved.

Reason: To ensure the provision of features for biodiversity protection and enhancement are integrated into the development

9. No development shall take place until a Soil Resource Plan for the site has been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. The details shall include: the areas of topsoil and subsoil to be stripped, the methods of stripping, the location and type of each soil stockpile, the soil replacement profiles, the means of preventing soil compaction

Reason: To ensure the soils are in the optimum condition to promote healthy plant growth, and long-term site screening.

10. Notwithstanding the approved plans prior to any development on site detail will be submitted to the Local Planning Authority and approved in writing with regards to a dust management plan based on the Institute of Air Quality Management (IAQM), guidelines. Detail will also include reference to wheel wash equipment and where monitoring points will be located and who will be engaged to monitor these issues. The development will be carried out in accordance with the dust and wheel washing plan as approved.

Reason: In consideration of the amenity of the surrounding area and to ensure debris does not enter onto the public highway.

11. In this condition 'retained tree' means an existing tree, large shrub or hedge which is to be retained in accordance with the approved plans and particulars; or any tree, shrub or hedge plant planted as a replacement for any 'retained tree'. Paragraph a) shall have effect until expiration of 5 years from the date of occupation of the building for its permitted use.
 - a) No existing tree shall be wilfully damaged or destroyed, uprooted, felled, lopped, topped or cut back in any way other than in accordance with the approved plans and particulars, without the prior written approval of the Local Planning Authority. Any approved tree surgery works shall be carried out in accordance with British Standard BS 3998: 2010 - Tree Work, or its current equivalent.
 - b) No works associated with the development permitted will commence and no equipment, machinery or materials will be brought onto the site for the purposes of said development until a Tree Protection Plan and Arboricultural Method Statement prepared in accordance with and meeting the minimum tree protection requirements recommended in BS5837: 2012 or its current equivalent have been submitted and approved in writing by the Local Planning Authority. All tree protection measures detailed in the approved Tree Protection Plan and Arboricultural Method Statement must be fully implemented as approved before any equipment, machinery or materials are

brought onto the site for the purposes of the development. All approved tree protection measures must be maintained throughout the development until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered nor any excavation be made, without the prior written consent of the Local Planning Authority.

- c) No works associated with the development permitted will commence and no equipment, machinery or materials will be brought onto the site for the purposes of said development until a method statement providing details of tree protection measures to be implemented during the installation of the no dig drive has been submitted and approved by the Local Planning Authority. This method statement must make provision for supervision of these works by the applicant's arboriculturist or other competent person, as agreed in writing by the Local Planning Authority.
- d) No works associated with the development permitted will commence and no equipment, machinery or materials will be brought onto the site for the purposes of said development until the veteran tree management plan in respect to T21 has been submitted and approved by the LPA.
- e) No works associated with the development permitted will commence and no equipment, machinery or materials will be brought onto the site for the purposes of said development until a responsible person has been appointed for day to day supervision of the site and to ensure that the tree protection measures are fully complied with. The Local Planning Authority will be informed of the identity of said person.

Reason: To safeguard the amenities of the local area and to protect the natural features that contribute towards this and that are important to the appearance of the development.

to the principals of sustainable development outlined in the NPPF and policies MD2 & MD12 of the SAMDev and the Shropshire Local Development Framework; adopted core strategy policies CS6 & CS17.

- 12. Prior to the commencement of development full details of the internal junction visibility splays and junction visibility splays onto Welshpool Road and Calcott Lane shall be submitted to and approved in writing by the Local Planning Authority; the junction visibility splays shall be implemented fully in accordance with the approved details.

Reason: In the interests of highway safety

CONDITIONS THAT REQUIRE APPROVAL DURING THE CONSTRUCTION/PRIOR TO THE OCCUPATION OF THE DEVELOPMENT

13. Prior to the development hereby permitted being first brought into use/occupied the foul and surface water drainage shall be implemented in accordance with Drawing Nos. RED087-180 Rev D, 181 & 182 Rev C, 925, 926 & 927, 930 - 935 Rev B, 940, and Storm Water Calcs. received 17 May 2021

Reason: To ensure a satisfactory drainage of the development.

14. Prior to the occupation of the development, a habitat management plan shall be submitted to
and approved in writing by the Local Planning Authority. The plan shall include:
- a) Description and evaluation of the features to be retained, created and managed;
 - b) Ecological trends and constraints on site that may influence management;
 - c) Aims and objectives of management;
 - d) Appropriate management options for achieving aims and objectives;
 - e) Prescriptions for management actions;
 - f) Preparation of a works schedule (including an annual work plan and the means by which the plan will be rolled forward annually);
 - g) Personnel responsible for implementation of the plan;
 - h) Detailed monitoring scheme with defined indicators to be used to demonstrate achievement of the appropriate habitat quality;
 - i) Possible remedial/contingency measures triggered by monitoring;
 - j) The financial and legal means through which the plan will be implemented.
- The plan shall be carried out as approved.

Reason: To protect and enhance features of recognised nature conservation importance, in accordance with MD12, CS17 and section 175 of the NPPF.
Features for wildlife

15. Prior to the first occupation of any dwelling on site, details will be submitted to the Local Planning Authority with regards to the provision of the necessary acoustic fencing in terms of its density/acoustic performance and its height and details of future maintenance responsibilities. The façade glazing mitigation shall be strictly in accordance with proposals submitted within the acoustic noise report 12625E 1-R-1 dated 11th March 2021 which identifies the dwellings that require any noise mitigation in relation to properties with facades facing towards the route of the proposed relief road. An assessment of overheating and thermal comfort and proposals of systems for properties identified in the report as requiring windows closed to achieve acoustic comfort shall be submitted for approval.

Reason: To protect the residential amenities of future occupiers of the dwellings.

16. The carriageways and footways within the development shall be laid out in accordance with the approved drawings and prior to any dwelling being first occupied the access road and footway serving that dwelling to be occupied shall be constructed to base course level in accordance with an engineering specification to be first submitted to and approved in writing by the Local Planning Authority.

Reason: To provide an adequate means of pedestrian and vehicular access to each dwelling.

17. Prior to the occupation of the first dwelling a Phasing Plan setting out the strategy to carry out the final surfacing of the estate roads and footways/footpaths within the development shall be submitted to and approved in writing by the Local Planning Authority; the phasing plan shall be implemented fully in accordance with the approved details.

Reason: To ensure the proper coordination of the construction of the estate roads and footways within the site.

18. Prior to the occupation of the first dwelling a Travel Plan (TP) shall be submitted to and approved in writing by the Local Planning Authority; the TP shall be implemented fully in accordance with the approved details and shall remain in force for the lifetime of the development.

Reason: To promote sustainable modes of transport, promote health benefits and to reduce carbon emissions.

19. Notwithstanding the approved plans, prior to occupation of any dwellings on site, details will be submitted to the Local Planning Authority and approved in writing with regards to boundary treatments and this includes rear boundary treatments to individual dwellings on site to which the emphasis on individual rear dwelling's boundaries and boundaries of the site in general must be towards hedgerow plantings. Development will be carried out as approved.

Reason: In consideration of the semi-rural location and need for consideration to green infrastructure and connectivity and the overall amenity of the surrounding area.

CONDITIONS THAT ARE RELEVANT FOR THE LIFETIME OF THE DEVELOPMENT

20. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted a remediation strategy detailing how this unsuspected contamination shall be dealt with

and obtained written approval from the Local Planning Authority. The remediation strategy shall be implemented as approved.

Reason: To protect ground and surface waters ('controlled waters' as defined under the Water Resources Act 1991). In addition to the Georisk, Geoenvironmental Assessment, we are also aware that a revised version of this report (dated 2019) was presented in support of 19/05247/DIS. Whilst we were not consulted on the discharge of conditions both versions recommend further detailed investigation and risk assessment of transport yard area of site and further ground investigation to delineate extent of pond infill deposits and detailed foundation design. We will expect to see these recommendations satisfactorily addressed in order to be able to recommend discharge of the relevant contaminated land conditions.

21. Construction and demolition activities hereby approved including the arrival of vehicles and deliveries on site shall not occur outside of the following times: Monday to Friday 07:30- 18:00, Saturday 08:00-13:00. No activities shall be carried out on Sundays and bank holidays.

Reason: to protect the amenity of the area and that of nearby residential properties.

INFORMATIVES

It should be noted that dewatering the proposed areas of excavation may lower groundwater levels locally and may affect nearby domestic and licensed groundwater sources and other water features. Groundwater was encountered between 0.6 and 3.0m bgl. It is possible that this is perched in the superficial material. Should the proposed activities therefore require dewatering operations, the applicant should locate all water features and sites and agreement should be reached with all users of these supplies for their protection during dewatering. Subject to a detailed impact assessment, to be carried out by the applicant, compensation and/or monitoring measures may be required for the protection of other water users and water features.

The applicant should note that under the New Authorisations programme abstraction for dewatering to facilitate mineral excavation or construction works will no longer be exempt from abstraction licensing. On 31st October 2017, DEFRA/Welsh Government (WG) announced that the transitional arrangements for licensing of the currently exempt abstractions for trickle irrigation, quarry dewatering, geographically exempt areas and other exempt abstractions will come in to force on 1st January 2018. The applicant should contact the National Permitting Service (NPS) to confirm the legal requirements. When scheduling their work, please note that it may take up to 3 months to issue an abstraction licence. Whilst there are no fundamental concerns, based on the information submitted, we would encourage the 'twin tracking' of the Environmental Permit, with the aim of encouraging more comprehensive submissions and thereby more informed, and speedier decisions i.e. more detailed information should be available to enable sufficient consideration of key land use issues and so assist in your determination of the planning application.

We consider any infiltration Sustainable Drainage System (SuDS) greater than 2.0 m below ground level to be a deep system and are generally not acceptable. All infiltration SuDS require a minimum of 1.2 m clearance between the base of infiltration SuDS and peak

seasonal groundwater levels. All need to meet the criteria in our Groundwater Protection: Principles and Practice (GP3) position statements G1 to G13. In addition, they must not be constructed in ground affected by contamination.

We recommend that developers should:

1) Refer to the Environment Agency's approach to managing and protecting groundwater:

<https://www.gov.uk/government/publications/groundwater-protectionposition-statements>

2) Follow the risk management framework provided in the Gov.UK 'Land contamination: risk management', when dealing with land affected by contamination:

<https://www.gov.uk/guidance/land-contamination-risk-management>

3) Refer to our "Guiding Principles for Land Contamination" for the type of information that we require in order to assess risks to controlled waters from the site. (The Local Authority can advise on risk to other receptors, for example human health):

<https://www.gov.uk/government/publications/managing-and-reducing-landcontamination>

4) Refer to our "Verification of Remediation of Land Contamination" report:

<http://webarchive.nationalarchives.gov.uk/20140328084622/http://cdn.environmentagency.gov.uk/scho0210brxf-e-e.pdf>

5) Refer to British Standards BS 5930:1999-2010 and BS10175 and our "Technical Aspects of Site Investigations" Technical Report P5-065/TR

<https://www.gov.uk/government/publications/technical-aspects-of-site-investigation-inrelation-to-land-contamination>

Surface Water: We would recommend you seek the comments of your Flood and Water Team, as the Lead Local Flood Authority (LLFA) with regards both surface and groundwater flooding. However, with regards the later, it would appear that the groundwater level is relatively shallow which may account for the natural ponds that have formed since 2016

The active nests of all wild birds are protected under the 1981 Wildlife and Countryside Act (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 and 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 / No clearance works can take place with 5m of an active nest.]

If during construction birds gain access to [any of] the building[s] or vegetation and begin nesting, work must cease until the young birds have fledged.

The applicants are reminded of the requirement prior to development on site in relation to diversion of rights of way through the application site to contact the Council's Mapping & Enforcement Team direct in relation to the proposed diversions and of the requirements of the DEFRA's Rights of Way Circular 1/09.

If your proposed project requires **Building Regulations Approval** or you are unsure whether it does please contact us on **01743 258710**, email buildingcontrol@shropshire.gov.uk or visit our website <https://www.shropshire.gov.uk/building-control/> for pre-application advice and a competitive fee.

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: <http://www.shropshirefire.gov.uk/planning-applications>

If your project relates to a **Listed Building** please be aware that if, during the process of obtaining Building Regulation Approval or undertaking Fire Safety works amendments to the scheme as approved under the Listed Building Consent are requested, it is very likely that you will need to amend your approved drawings regardless of how minor the alteration may be. If this is the case, please contact the Case Officer and they will determine what action is required. Work should not be proceed until appropriate amendment/s have been approved in writing by the Council. We would advise that the carrying out of unauthorised work could represent a criminal offence under Section 9(1) of the Planning (Listed Building & Conservation Areas) Act 1990 (as amended).

Approved Drawings

Plan Type	Plan No.	Date Received
Other documents	AAJ4921-RPS- XX- xx- DR- L - L S-16, Rev. P05 Habitat Ench.	27.05.2021
Other documents	SHW.MP.003, Rev. D. Mat and Boundary	27.05.2021
Other documents	H6459-PC16PP, Rev. B Phasing Plan	29.04.2021
Proposed Elevations	SHW.HT.015, REV A	16.03.2021
Site Location Plan	SHW.SLP.000, REV A	16.03.2021
Landscaping Scheme	DR-0007, P4	16.03.2021
Proposed Elevations	SHW.HT.011, REV A	16.03.2020
Proposed Elevations	SHW.HT.012, REV A	16.03.2021
Proposed Elevations	SHW.HT.071, REV A	16.03.2021
Proposed Elevations	SHW.HT.013, REV A	16.03.2021
Proposed Floorplans	SHW.HT.014, REV A	16.03.2021

Proposed Floorplans	SHW.HT .010, REV A	16.03.2021
Proposed Floorplans	SHW.HT.016, .REV A	16.03.2021
Proposed Elevations	SHW.HT.017, REV A	16.03.2021
Proposed Floorplans	SHW.HT.018, REV A	16.03.2021
Proposed Elevations	SHW.HT.019, .REV A	16.03.2021
Proposed Floorplans	SHW.HT.020	16.03.2021
Proposed Elevations	SHW.HT.21	16.03.2021
Proposed Floorplans	SHW.HT.22, REV A	16.03.2021
Proposed Elevations	SHW.HT.23, REV A	16.03.2021
Proposed Floorplans	SHW.HT.24, REV A	16.03.2021
Proposed Elevations	SHW.HT.25, REV A	16.03.2021
Proposed Floorplans	SHW.HT.025.1,REV A	16.03.2021
Proposed Elevations	SHW.HT.025.2	16.03.2021
Proposed Floorplans	SHW.HT.026., REV A	16.03.2021
Proposed Elevations	SHW.HT.027, REV A	16.03.2021
Proposed Floorplans	SHW.HT.028	16.03.2021
Proposed Elevations	SHW.HT.029	16.03.2021
Proposed Floorplans	SHW.HT.030	16.03.2021
Proposed Elevations	SHW.HT.031	16.03.2021
Proposed Floorplans	SHW.HT.032	16.03.2021
Proposed Elevations	SHW.HT.033	16.03.2021
Proposed Floorplans	SHW.HT.033, . REV A	16.03.2021
Proposed Elevations	SHW.HT.035, . REV A	16.03.2021
Proposed Floorplans	SHW.HT.036, . REV A	16.03.2021
Proposed Elevations	SHW.HT.037, REV A	16.03.2021
Proposed Floorplans	SHW.HT.040	16.03.2021
Proposed Elevations	SHW.HT.041	16.03.2021
Proposed Floorplans	SHW.HT.042	16.03.2021
Proposed Elevations	SHW.HT.043	16.03.2021
Proposed Floorplans	SHW.HT.044	16.03.2021
Proposed Elevations	SHW.HT.045	16.03.2021

Proposed Floorplans	SHW.HT.046, .REV A	16.03.2021
Proposed Floorplans	SHW.HT.047, REV A	16.03.2021
Proposed Floorplans	SHW.HT.048	16.03.2021
Proposed Floorplans	SHW.HT.049	16.03.2021
Proposed Floorplans	SHW.HT.050	16.03.2021
Proposed Elevations	SHW.HT.051	16.03.2021
Proposed Floorplans	SHW.HT.052	16.03.2021
Proposed Elevations	SHW.HT.053	16.03.2021
Proposed Elevations	SHW.HT.054, . REV A	16.03.2021
Proposed Elevations	SHW.HT.055, . REV A	16.03.2021
Proposed Floorplans	SHW.HT.056, REV A	16.03.2021
Proposed Elevations	SHW.HT.057, REV A	16.03.2021
Proposed Floorplans	SHW.HT.057.5	16.03.2021
Proposed Elevations	SHW.HT.057.6	16.03.2021
Proposed Elevations	SHW.HT.057.7	16.03.2021
Proposed Elevations	SHW.HT.057.8	16.03.2021
Proposed Floorplans	SHW.HT.057.9	16.03.2021
Proposed Elevations	SHW.HT.057.10	16.03.2021
Proposed Floorplans	SHW.HT.058, . REV A	16.03.2021
Proposed Elevations	SHW.HT.059, . REV A	16.03.2021
Proposed Floorplans	SHW.HT.060	16.03.2021
Proposed Elevations	SHW.HT.061	16.03.2021
Proposed Floorplans	SHW.HT.062, REV A	16.03.2021
Proposed Elevations	SHW.HT.063, .REV A	16.03.2021
Proposed Floorplans	SHW.HT.064, REV A	16.03.2021
Proposed Elevations	SHW.HT.065, REV A	16.03.2021
Proposed Floorplans	SHW.HT.066, REV A	16.03.2021
Proposed Elevations	SHW.HT.067, REV A	16.03.2021
Proposed Floorplans	SHW.HT.068, REV A	16.03.2021
Proposed Elevations	SHW.HT.069, .REV A	16.03.2021
Proposed Floorplans	SHW.HT.070, REV A	16.03.2021

Site Location Plan	BARR200103 LP01, Rev. A2	20.05.2021
Block Plan	BARR200103 - AHL01, A01 AFFORDABLE HOUSING	20.05.2020
Block Plan	BARR200103 - BML01, Rev. A BOUNDARY MATERAILS LAYOUT	20.05.2020
Block Plan	BARR200103 - DML01, Rev. A1 Materials dwelling Layout	20.05.2020
Block Plan	BARR200103 - HAP01, Rev. A1 Highways adoption plan	20.05.2020
Other documents	BARR200103 -SE01, Rev. A Layout street Elevation	20.05.2020
Other documents	BARR200103 - SL02, Rev. A Layout street Elevation	20.05.2020
Combination	GAR.01.PE, Rev. A Single Garage	20.05.2020
Combination	GAR.02.PE, Rev. A Double Garage	20.05.2020
Combination	GAR.03.PE, Rev. A Twin Garage	20.05.2020
Combination	GAR.04.PE, Rev. A Triple Garage	20.05.2020
Landscaping Scheme	2915-5-2DR-0001, P5	16.03.2021
Landscaping Scheme	DR-0002, Rev. P5	16.03.2021
Landscaping Scheme	DR-0003, Rev. P5	16.03.2021
Landscaping Scheme	DR-0004, Rev. P5	16.03.2021
Landscaping Scheme	DR-0005, Rev. P4	16.03.2021
Landscaping Scheme	DR-0006, Rev. P4	16.03.2021
Landscaping Scheme	DR-0008, Rev. P4	16.03.2021
Landscaping Scheme	DR-0009, Rev. P4	16.03.2021
Landscaping Scheme	DR-0010, Rev. P4	16.03.2021
Proposed Floorplans	SHW.HT.072, Rev. A	16.03.2021
Proposed Elevations	SHW.HT.073, Rev. A	16.03.2021
Proposed Floorplans	SHW.HT.074, Rev. A	16.03.2021
Proposed Elevations	SHW.HT.075, Rev. A	16.03.2021

Proposed Floorplans	SHW.HT.076, Rev. A	16.03.2021
Proposed Elevations	SHW.HT.077, Rev. A	16.03.2021
Proposed Floorplans	SHW.HT.078, Rev. A	16.03.2021
Proposed Floorplans	SHW.HT.079, Rev. A	16.03.2021
Proposed Floorplans	SHW.HT.080, Rev. A	16.03.2021
Proposed Elevations	SHW.HT.81, Rev. A	16.03.2021
Proposed Floorplans	SHW.HT.082, Rev. A	16.03.2021
Proposed Elevations	SHW.HT.083, Rev. A	16.03.2021
Proposed Floorplans	SHW.HT.084, Rev. A	16.03.2021
Proposed Elevations	SHW.HT.085, Rev. A	16.03.2021
Proposed Floorplans	SHW.HT.086, Rev. A	16.03.2021
Proposed Elevations	SHW.HT.087, Rev. A	16.03.2021
Proposed Floorplans	SHW.HT.088, Rev. A	16.03.2021
Proposed Elevations	SHW.HT.089, Rev. A	16.03.2021
Proposed Floorplans	SHW.HT.090, Rev. A	16.03.2021
Proposed Elevations	SHW.HT.091, Rev. A	16.03.2021
Proposed Floorplans	SHW.HT.092, Rev. A	16.03.2021
Proposed Elevations	SHW.HT.093, Rev. A	16.03.2021
Proposed Floorplans	SHW.HT.094, Rev. A	16.03.2021
Proposed Floorplans	SHW.HT.096, Rev. A	16.03.2021
Proposed Elevations	SHW.HT.095, Rev. A	16.03.2021
Proposed Elevations	SHW.HT.097, Rev. A	16.03.2021
Proposed Floorplans	SHW.HT.098, Rev. A	16.03.2021
Proposed Elevations	SHW.HT.099, Rev. A	16.03.2021
Proposed Floorplans	SHW.HT.100	16.03.2021
Proposed Elevations	SHW.HT.101	16.03.2021
Proposed Floorplans	SHW.HT.102	16.03.2021
Proposed Elevations	SHW.HT.103	16.03.2021
Proposed Floorplans	SHW.HT.104	16.03.2021
Proposed Elevations	SHW.HT.105	16.03.2021
Proposed Floorplans	SHW.HT.106, Rev. A	16.03.2021
Proposed Elevations	SHW.HT.107, Rev. A	16.03.2021

Proposed Floorplans	SHW.HT.108, Rev. A	16.03.2021
Proposed Elevations	SHW.HT.109, Rev. A	16.03.2021
Proposed Floorplans	SHW.HT.110, Rev. A	16.03.2021
Proposed Elevations	SHW.HT.111, Rev. A	16.03.2021
Proposed Floorplans	SHW.HT.112, Rev. A	16.03.2021
Proposed Elevations	SHW.HT.113, Rev. A	16.03.2021
Proposed Floorplans	SHW.HT.116, Rev. A	16.03.2021
Proposed Elevations	SHW.HT.117, Rev. A	16.03.2021
Other documents	RED 087 -180 (1 of 3), Rev. C Exceed. Route Plan	17.05.2021
Other documents	RED 087-181 (2 of 3), Rev. C.Exceed. Route plan	17.05.2021
Other documents	RED 087-182 (3 of 3), Rev. B Exceed Route plan	17.05.2021
Other documents	RED 087-180 (1of 3), Rev. D Exceed. Route Plan	25.05.2021
Other documents	RED 087 -925 (1 of 3), Rev. B Strategy & External. Plan	17.05.2021
Other documents	RED 087 -926 (2 of 3), Rev. B Drainage Strategy & External.	17.05.2021
Other documents	RED 087-927 (3 of 3), Rev. B Drainage Strategy & External plan	17.05.2021
Other documents	RED 087 -930 (1of 6), Rev. B Drainage Strategy & Road Sewer	17.05.2021
Other documents	RED 087- 931(2 of 6), Rev. B Drainage Strategy & Road Sewer	17.05.2021
Other documents	RED 087 -932 (3 of 6), Rev. B Drainage Strategy & Road Sewer	17.05.2021
Other documents	RED 087- 933 (4 of 6), Rev. B. drainage Strategy & Road Sewer	17.05.2021

Other documents	RED 087 - 934, Rev. B Drainage Strategy &. Road Sewer	17.05.2021
Other documents	RED 087- 935 (6 of 6), Rev. A Drainage Strategy & Road Sewer	17.05.2021
Other documents	RED 087-940, Highlevel Overflow detai	17.05.2021
Other documents	RED 087 -945 (1of 3), Storm Impermeable Catchment	17.05.2021
Other documents	RED 087 -946 (2 of 3), Rev. Storm Impermeable Catchment	17.05.2021
Other documents	RED 087-947 (3 of 3), Rev. Storm Impermeable Catchment.	17.05.2021
Other documents	RED 087-941, Possible.Rising main Route	16.12.2020
Other documents	SHW.G.001, Rev. A. Garage	16.03.2021
Other documents	SHW.G.002, Rev. A. Garage	16.03.2021
Other documents	SHW.G.003, Rev. A Garage	16.03.2021
Other documents	SHW.G004, Rev. A Garage	16.03.2021
Landscaping Scheme	DR-0011-P3	16.03.2021
Landscaping Scheme	DR-0012-P3	16.03.2021
Landscaping Scheme	DR-0013-P3	16.03.2021
Landscaping Scheme	DR-0014-P5	16.03.2021
Landscaping Scheme	DR-0015-P5	16.03.2021
Landscaping Scheme	DR-0016-P4	16.03.2021
Other documents	2915-5-2-DR-5500, Rev. P1 Typical tree Planting	16.12.2020

20/01957/FUL

T. Darke

Tracy Darke, Assistant Director of Economy & Place
Date of Decision: 1st March 2022

NOTES

Conditions

You will see that your decision notice includes a number of conditions:

- You must comply with all of the conditions. If you are unclear about any of them, please contact the Planning Officer who dealt with the application.
- Some of the conditions may require you to submit further information to the Council for approval. Most conditions will need to be complied with before you start work on site.
- If you think any of the conditions are unreasonable you may appeal to the First Secretary of State, through the [Planning Inspectorate](#).
- Please also ensure that you comply with the requirements of any Legal Agreement that may accompany the planning permission.

Informatives

Your decision notice includes a number of informatives. This gives you some extra guidance and advice which will help the development process. Please note your Decision Notice gives permission only under the Town and Country Planning Acts. You may need other approvals, for example under the Building Regulations, or Party Wall Act, or permission from your neighbour to go onto his/her land.

Amendments

If you need to alter your approved drawings please send full details to us regardless of how small the alteration is. Your case officer will determine whether this can be agreed through a simplified exchange of correspondence or whether a revised application needs to be submitted. Further guidance can be found at www.shropshire.gov.uk/planning . You should not commence work until the amendment has been approved in writing by the Council. This is **particularly important** if the project involves a **Listed Building** and work should not be proceeded until appropriate amendment/s have been approved in writing by the Council. We would advise that the carrying out of unauthorised work could represent a criminal offence under Section 9(1) of the Planning (Listed Building & Conservation Areas) Act 1990 (as amended).

Appeals to the Secretary of State

If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then the applicant can appeal to the Secretary of State for the Environment under Section 78 of the Town and Country Planning Act 1990.

An appeal must be made within six months of the date of this notice, or 12-weeks if the scheme is for that of "household" development, or minor commercial application, or within 8 weeks in the case of advertisement appeals. Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

Where an enforcement notice has been served on the same, or substantially the same, development as in the application within 2 years of the date the application was made, the period for receiving an appeal is 28 days of the date on the decision notice or the date by which the LPA should have decided the application. Where an enforcement notice was served after the decision notice was issued or after the end of the period the LPA has to determine the application, the period for receiving an appeal is within 28 days of the date the enforcement notice was served (unless this extends the normal 12 week deadline).

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority (appeals@shropshire.gov.uk) and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

Purchase Notices

If either the Local Planning Authority or the Secretary of State for the Environment refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the District Council requiring the Council to purchase the interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.