



Date: Tuesday, 22 April 2025

Time: 2.00 pm

Venue: The Shrewsbury Room, The Guildhall, Frankwell Quay, Shrewsbury, SY3 8HQ

Contact: Emily Marshall, Committee Officer  
Tel: 01743 257717  
Email: [emily.marshall@shropshire.gov.uk](mailto:emily.marshall@shropshire.gov.uk)

## **NORTHERN PLANNING COMMITTEE**

### **SCHEDULE OF ADDITIONAL LETTERS**

NOTE: This schedule reports only additional letters received before 5pm on the day before committee. Any items received on the day of Committee will be reported verbally to the meeting

This page is intentionally left blank

NORTH PLANNING COMMITTEE		
SCHEDULE OF ADDITIONAL LETTERS		
Date: 22.04.2025		
<p><b>NOTE: This schedule reports only additional letters received before 5pm on the day before committee. Any items received on the day of Committee will be reported verbally to the meeting</b></p>		
Item No. 6	Application No. 24/04476/EIA	Originator: OT
<p>An update to the following planning conditions (amended wording in <b>bold</b>):</p> <p><u>Condition 7:</u> <i>The development hereby approved shall not exceed:</i></p> <ul style="list-style-type: none"> <li>- the height parameters as set out on drawing references: <b>4068-FBA-XX-XX-DR-A-012901; 4068-FBA-XX-XX-DR-A-012902; 4068-FBA-03-XX-DR-A-011030; 4068-FBA-05-XX-DR-A-011050; 4068-FBA-06-XX-DR-A-011060;</b></li> <li>- the extent of the developable area set out on drawing reference: <b>4068-FBA-XX-00-011906.</b></li> <li>- the site access points as set out on drawing references: <b>4068-FBA-XX-00-DR-A-011909; 4068-FBA-XX-00-DR-A-0011911; 4068-FBA-XX-01-DR-A-0011910.</b></li> <li>- the finished levels across the site as set out on drawing references: <b>4068-FBA-XX-00-DR-A-011912; 4068-FBA-XX-01-DR-A-011913.</b></li> </ul> <p><i>Reason: To ensure the development does not exceed the parameters disclosed in the planning application.</i></p> <p><u>Condition 10:</u> <i>The first submission of reserved matters shall include details for an on-site public information scheme about the presence of the Civil Wall Roushill Wall, <b>such scheme could include an interpretation board, or similar.</b> The approved scheme shall be provided prior to first occupation of any part and retained in perpetuity.</i></p> <p><i>Reason: To ensure the public benefits of the investigation of the archaeological interest of the development site are fully recognised.</i></p> <p><u>Condition 13:</u> <i>With each reserved matters application that proposes any restaurant and/or cafe development (Use Class E(b)) shall be accompanied with details of the extraction system, including an assessment of noise and odour impact. The information must show where the extraction system will run including elevation drawings to show termination heights and predicted maximum noise emission levels at the discharge point. <b>The preference for mixed-use schemes shall be to make</b> provision for internal ducting in risers that terminate at roof level.</i></p> <p><i>Prior to the commencement of the use of each phase hereby approved that includes any Use Class E(b) confirmation shall be submitted to and approved in writing by the Local Planning Authority that the scheme has been implemented.</i></p> <p><i>Reason: To ensure the proposed development does not result in any adverse noise and/or odour impacts on existing and future sensitive receptors.</i></p> <p><u>Condition 15:</u> <i>With each Reserved Matters application a detailed and coordinated design for all outdoor space shall be submitted as part of the landscape submission, the details of which shall include:</i></p>		

- *An illustrated statement setting out the design objectives and how these will be delivered in conformity with the Design Code. This must include a clear design narrative that demonstrates how the Design Code has been applied. The narrative should demonstrate how a 'Sense of Place' and heritage interpretation is interwoven into details of the submitted scheme through hard and soft materials, colour scheme, street furniture, play equipment, signage, wayfinding and community art features. The design narrative should link to the proposals for Roushill Park.*
- *Plans and details for means of enclosure, retaining structures and boundary treatments.*
- *Hard surfacing materials plans including palettes and specifications to be agreed. These shall be followed by the construction of sample panels at agreed locations, to be retained on site for the duration of the construction phase as a reference for workmanship. Maintenance information for hard landscape materials and features should be included on plans or in a separate document.*
- *Soft landscape plans and specifications to show the quantity, size, species and positions or density of planting. Planting workmanship including tree protection, and the proposed time of planting, including a schedule of landscape maintenance for a period of 5 years and recommendations for long term management and monitoring if required to meet Biodiversity Net Gain targets.*
- *Plans, details and specifications for street furniture, refuse or other storage features, signage and wayfinding. These should reinforce the design narrative.*
- *Plans including locations and details and specifications for biodiversity enhancements.*
- *Each play area should have an agreed concept design that demonstrates varied and engaging play experiences, with inclusion and accessibility integrated into the main play experiences. Following approval of concept designs, detailed designs and specifications should be submitted for approval. These should reinforce the design narrative.*
- *Plans showing the location and proposed protection for retained historic or other landscape features, and proposals for restoration, where relevant.*
- *Plans showing existing and proposed finished levels, earthworks or contours.*
- *Concept designs and detailed plans for sustainable urban drainage features that contribute to the public realm or street scene, incorporating features such as rain gardens and swales.*
- *An implementation programme, including phasing of work. ~~This should include details of construction compounds, routes and storage areas, mobilisation and demobilisation~~, as well as any concepts or detailed plans required to achieve 'meanwhile use strategies'*

*Reason: To ensure an appropriate landscape design.*

Condition 32: *If within **12 months** of commencement of the first phase of development, a contract for the development of all other phases has not been secured, the remaining phases on the site shall be treated in accordance with an interim scheme setting out how the site will be managed, including landscaping and any meanwhile use strategy, and maintained to be first submitted to and approved in writing by the Local Planning Authority. The site shall be maintained in accordance with the approved scheme until such time the other phases are commenced.*

*Reason: In the interests of the amenity of the area*

This page is intentionally left blank