



Date: Tuesday, 24 June 2025

Time: 2.00 pm

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

Contact: Tim Ward, Committee Officer  
Tel: 01743 257713  
Email: [tim.ward@shropshire.gov.uk](mailto:tim.ward@shropshire.gov.uk)

## **SOUTHERN 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

PLANNING COMMITTEE		
SCHEDULE OF ADDITIONAL LETTERS		
Date:		
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		
Item No.	Application No.	Originator:
7	25/01150/FUL	Planning Officer
<p>Further to Sections 6.4 and 6.5 of the Committee Report, the applicant's agent has now submitted additional details indicating how mandatory 10% Biodiversity Net Gain could be achieved on-site, and the Council's Ecology Team has provided further comments confirming this approach would be acceptable subject to a Section 106 agreement to secure fees for monitoring over a 30-year period. The revised comments also accept the agent's arguments that further surveys and a European Protected Species licence in respect of dormice are unnecessary, but do recommend slightly revised and additional conditions concerning ecological mitigation, as set out below. <b>This therefore addresses all outstanding ecological matters.</b></p> <p>Accordingly, a slightly revised officer recommendation on the application is now to grant planning permission subject to:</p> <ul style="list-style-type: none"> <li>delegated authority to the Planning and Development Services Manager to finalise a Section 106 agreement to secure funding for 30-year monitoring of Biodiversity Net Gain provision on-site; and</li> <li>the conditions listed in Appendix 1 of the Committee Report, but with No. 4 reworded and the addition of No. 6 as follows:</li> </ul> <p>4. <i>Prior to the first use of any part of the development, there shall be submitted to and approved in writing by the local planning authority a verification report by an appropriately qualified and experienced Ecological Clerk of Works, to demonstrate full adherence to and implementation of the Dormouse Reasonable Avoidance Measures Method Statement (RAMMS) set out in Chapter 4 of the 'Dormouse habitat assessment and recommendations' report by Phillip Playford (dated 16th December 2024 and received by the local planning authority on 25th March 2025). This shall include details of any pre-commencement checks undertaken.</i></p> <p><i>Reason: To ensure appropriate ecological mitigation in accordance with Policy CS17 of the Shropshire Local Development Framework Adopted Core Strategy.</i></p> <p>6. <i>All works associated with the development hereby permitted, including site clearance works, shall be carried out in accordance with the mitigation and enhancement measures recommended in Section 4 of the submitted Ecological Impact Assessment (referenced MW0029, dated 13th February 2025 and received by the local planning authority on 25th March 2025).</i></p> <p><i>Reason: To safeguard protected and priority species and other wildlife, in accordance with Policy CS17 of the Shropshire Local Development Framework Adopted Core Strategy.</i></p>		

This page is intentionally left blank