



Mr P Brown
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Development Services
Shropshire Council
Shirehall
Abbey Foregate
Shrewsbury
Shropshire SY2 6ND

Date: 27 April 2009

My Ref: 02/00988/OUT

Your Ref:

Dear Mr Brown

Ref: Restoration of Whitchurch Canal including boat moorings, canal incline, lake, visitor centre and car parking.

I refer to our meeting of 8th April 2009 in which you and I met with Edwina Smart, Northern Area Manager, Development Management Services to discuss the above development.

Outline planning permission for the scheme was granted in June 2004 subject to approval of the reserved matters within three years. As the reserved matters were not submitted the outline consent expired in June 2007.

Accordingly a new planning application will be required. However, the site is allocated within the adopted local plan for canal restoration and canalside development and as such in principle the restoration of the canal is acceptable.

Any associated developments, such as the lake, visitor centre and car parking would need to be assessed against tourism and general policies and the visual impact and vehicle movements would be key issues in any such application.

I have checked the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999 and consider that the proposal would fall within Schedule 2 part 10(h) for Inland Waterway construction and canalisation and that the scheme exceeds 1 hectare. I have also looked at the previous application and can confirm that no EIA was submitted, however any new application will need to be re-assessed. To obtain a formal view on whether and EIA would be required you will need to formally request a screening opinion.

Notwithstanding this, any new application would have to be submitted with a number of supporting documents, in accordance with Shropshire Council validation scheme, as follows:

- Design and access statement
- Wildlife survey, undertaken by a qualified surveyor at the correct time of year

- Flood risk assessment
- Geotechnical, geological and hydrogeological report
- Contamination survey
- Archaeological survey
- Business plan to show how the finished scheme will operate
- Details of the phasing of the development as it is understood that the whole scheme would not be undertaken in one

I have enclosed the report written by RSKENSR Group that you left with me for review. This report does cover some of the above issues, however parts of it will need to be updated as the report is now 4 years old.

As advised at our meeting it is recommended that any new application be for the whole of the proposed scheme, not piecemeal. This could then be phased and developed over time and will allow Officers and Members to have some certainty of the proposed future for the canal and surrounding land.

Should you require any further advice please do not hesitate to contact me. At this time it is advised that you commence work on the above surveys and reports with a view to submitting an application at a later date.

Karen Townend
Principal Planner – North Office

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