

Notes:

This is one of a series of maps which provide information about the Ironbridge and Coalbrookdale area.

The complete set of maps includes:

1. Geomorphology
2. Ground Behaviour
3. Planning Guidance

ALL MAPS SHOULD BE USED IN CONJUNCTION WITH THE ACCOMPANYING REPORT.

This map provides general indications of ground conditions and must not be relied upon as a source of detailed information about specific areas or sites, or as a substitute for site investigations or ground surveys. Users must satisfy themselves that ground conditions are suitable for any particular land use or development, by seeking expert advice and by carrying out site investigations where appropriate.

PLANNING GUIDANCE

Zone	Development Plan Policy	Development Plan Proposals	Development Control
1	Area suitable for development in accordance with the development plan	Ground movement does not impose any constraints on site development	No Stability report required
2	Area likely to be suitable for development in accordance with the development plan	Ground movement does not impose significant constraints, although some mitigation/stabilisation measures may be required to ensure the stability of the site and surrounding land	An Outline Stability Report would normally be required, prepared by a Competent Person
3	Area likely to be suitable for development in accordance with the development plan provided the developer undertakes appropriate mitigation and stabilisation measures	Ground movement imposes constraints that would generally require mitigation/stabilisation measures to ensure the stability of the site and surrounding land	A Standard Stability Report would normally be required which may include subsurface investigation and ground movement monitoring and where appropriate details of proposed stabilisation methods, prepared by a Competent Person
4	Area unlikely to be suitable for development in accordance with the development plan unless the developer undertakes appropriate mitigation and stabilisation measures	Ground movement imposes significant constraints that would generally require large-scale mitigation/stabilisation measures to ensure the stability of the site and surrounding land	A Detailed Stability Report would be required including detailed subsurface investigation and long term ground movement (both surface and sub-surface) monitoring and detailed proposed stabilisation methods, prepared by a Competent Person
5	Area very unlikely to be suitable for built development	Ground movement imposes severe constraints that probably could not be overcome by cost effective and environmentally acceptable mitigation or stabilisation measures to ensure the stability of the site and surrounding land	A Detailed Stability Report would be required including detailed subsurface investigation and ground movement (both surface and sub-surface) monitoring and detailed proposed stabilisation methods, prepared by a Competent Person

LEGEND

- Made Ground
- Recorded and Possible Adits, Quarries, Spoil heaps and surface workings
- Industrial development, cuts/embankments, landscaped slopes and former tips
- New development
- Pool/Water Course
- Recorded and Possible Adits and surface workings

Note:

All proposed developments should investigate for surface and underground workings in Ironbridge, the Madeley Plateau and the Coalbrookdale area. Where previous workings have been undertaken an appropriate suite of laboratory testing should be scheduled for contaminants.

Any proposed developments adjacent to the River Sever should take due cognisance of the risk of flooding

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All geological, geomorphological and mining boundaries as well as borehole and mining pit locations should be considered approximate and should not be used for scaling.



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IRONBRIDGE GORGE INSTABILITY
IRONBRIDGE AND COALBROOKDALE
GROUND BEHAVIOUR STUDY

PLANNING GUIDANCE

Figure Drawing C	Scale 1:3000 @ A0	High-Point Rendel	High-Point Rendel
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