

# IRONBRIDGE POWER STATION REDEVELOPMENT

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## Welcome

This newsletter provides an update on demolition and planning matters for the former Ironbridge power station, ahead of the site's eventual redevelopment.

Even at this early stage, our contractors at DSL have created over 50 new jobs through the Ironbridge demolition programme, with 50% of those being Shropshire residents. The following pages provide a full update on progress...





## Demolition Update

Our demolition programme is progressing well, with the scheme on-time and on-budget. The team has now entered into the turbine hall and begun the removal and scrap of old equipment, as can be seen from the photos above and opposite courtesy of John Bray at the BBC.

All of the asbestos sheeting has now been removed from each of the four cooling towers and has been safely disposed of off-site. With the towers now empty, we applied for a Section 81 notice from Shropshire Council in order to safely bring the towers down by the end of the year; this notice has now been received and we are now working through each of the conditions specified to ensure their controlled blowdown.

The most common question we're now asked is **"When are the towers coming down?"**, followed by **"Where can I watch it from?"** No date has yet been set for the blowdown but we still plan to bring them down by the end of the year. As we said in our last update, we will be giving all residents 7 days' notice prior to bringing all four towers down at the same time.

A 350m exclusion zone will be put around the site on the day of demolition to support bringing the towers down safely, which will be put into the public domain alongside the notice of blowdown. **As a result, no part of the site will be open to view the demolition** in order for the team to concentrate on maintaining site safety and security as a priority.

All future updates will be published on [ironbridgeregeneration.co.uk](http://ironbridgeregeneration.co.uk) as well as via local and national media outlets.







## Planning Update

Background: CGI of the masterplan presented at the Consultation event in May 2019

We are still planning to submit an outline planning application to both Shropshire and Telford Councils that will show our intended masterplan for the site's redevelopment. It has addressed key points raised by local residents and groups following May's consultation event and is likely to include:

- Around 1,000 new homes, to be built in phases
- Commercial uses, including the re-use of the site's former pumphouse
- Community facilities, including a local centre and school
- A Park & Ride facility
- Re-use of the railway connection, with the intention of bringing passenger usage to the site in the medium-term; Network Rail remain supportive of this aim

Local people will be able to look at the masterplan and all of its supporting documentation on the Shropshire Council website once the Council has received it. Whilst we aren't proposing any further public consultation, all residents will be able to scrutinise and comment on the plans once published on the [Shropshire.gov.uk](https://www.shropshire.gov.uk) website. We will also be submitting an application to Shropshire Council in December to extract up to 2m tonnes of sand from the site; all documents relating to this application will also be available to view on their website once it has been validated.

Discussions are on going between Network Rail, Telford & Wrekin Council, Shropshire CC and Harworth to deliver a freight route to move pulverised fuel ash (PFA) and Sand from the site. In addition, a feasibility study will be undertaken to explore the possibility of creating a viable passenger rail service from the Gorge to Telford which could be used by existing residents in Ironbridge, new residents within the redeveloped site and visitors to the World Heritage site.

Given this is one of Shropshire's key regeneration schemes, we anticipate it will take up to a year for the Council to fully consider it prior it being determined at a future planning committee.