

Former Ironbridge Power Station

The developers of the site will be bringing forward a high-quality design-led development right in the heart of Shropshire, close to the birthplace of the industrial revolution.

OPPORTUNITY

The former Ironbridge Power Station site has been masterplanned for a new development incorporating a range of housing, employment and leisure uses and associated community facilities.

At the centre of the site will be the re-use of the site's former rail connection, which will not only improve the sustainability credentials of the new development but has the potential to significantly improve public transport connections for local residents and tourists in to this part of the West Midlands region.



THE FACTS

Promoter:

Harworth Group plc from Shropshire Council

Scale:

£250m+ GDV

Sector:

Housing, employment, leisure and community uses

Location:

Ironbridge, Shropshire

Investment Type:

A range of future delivery and investment options

Programme:

2020–2036

Planning Status:

Outline planning application submitted in late 2019

Websites:

www.ironbridgeregeneration.co.uk

www.investinshropshire.co.uk/current-property-availability/current-developments/former-ironbridge-power-station



BACKGROUND

The power station ceased to generate power in 2015 and was sold by previous owner, Uniper, to the Harworth Group plc following the completion of decommissioning works in June 2018.

It is located on the southern bank of the River Severn approximately one kilometre from Ironbridge village. The boundaries of the eastern part of the site lie immediately adjoining, but excluded from, the Ironbridge Gorge World Heritage Site which is a key visitor attraction.

Since buying the site, Harworth Group plc has both masterplanned development and began the 27- month demolition programme for the site, which included the demolition of its four iconic cooling towers in December 2019.

DESCRIPTION

The former Ironbridge Power Station forms the largest single redevelopment site in Shropshire. Its 142 hectare located on the border of neighbouring Telford at the heart of Shropshire is in a rural environment with good road and rail connectivity to the Black Country and wider West Midlands.

Harworth Group plc has submitted an outline planning application to both Shropshire Council and Telford & Wrekin Council as they seek permission for the 142 hectare site’s long term redevelopment. They have also submitted a separate application to extract up to 1.9million tonnes of sand and gravel to Shropshire Council.



The outline application includes plans for 1,000 homes, a new local centre to contain a mix of leisure, commercial, retail and health uses, a primary school, nature corridors, public open space and the re-use of the site’s pump house to support either retail, community or river-based uses. This site’s 20 hectares of employment land has the potential to create 4,520 jobs.

The application is supported by a number of key documents which explain how the plan has been arrived at, including a detailed Design & Access Statement, a full Transport Assessment and a series of environmental plans including flood risk and ecological assessments.

The application follows eighteen months of detailed consideration, including two public consultations held on-site in 2018 and 2019 which attracted nearly 1,000 people in total, establishing a detailed understanding of the site’s assets and constraints and considering the site’s role in supporting Ironbridge’s leisure & tourism offer. The application is expected to take between six to twelve months to consider and then determine.

PROMOTER AND PARTNERSHIPS

The Former Ironbridge Station is being promoted by Shropshire Council, working in partnership with site owner and developer the Harworth Group plc.

LOCATION

The Ironbridge Power Station site is located in the historic setting of Ironbridge on the Telford and wider Shropshire border in close proximity to the M54 Motorway and wider West Midlands region.

