

PLANNING COMMITTEE

10th March 2021

THE FOLLOWING ALTERATIONS AND AMENDMENTS HAVE BEEN RECEIVED SINCE THE PLANNING OFFICER'S REPORT WAS PRESENTED TO MEMBERS

Agenda Item 5 – P/02272/030 – The Future Works

Correction

Para 6.1, paragraph 3 of the parking section. The floorspace amount for 1TFW is 20,146 and not 20416 as stated. This has no effect on the parking considerations.

Amended Conditions

5. Pursuant to Condition 3, **prior to the commencement of any above ground works within a phase** details of the facing materials, including paint colours, glazed facades, and aluminium framing to be used on all external facades and roofs of the buildings to which the details relate, shall be submitted to and approved in writing by the Local Planning Authority. Samples shall be displayed on site for inspection prior to works commencing on the relevant part of the development. No part of the development shall be used or occupied prior to the implementation of the approved details for the relevant building/phase. The development shall be carried out strictly in accordance with the approved details.

REASON: To ensure a satisfactory external appearance of the development and to respect the setting of nearby listed buildings in accordance with Policies EN1 and EN17 of the Local Adopted Plan for Slough 2004, Core Policies 8 and 9 of the Slough Local Development Framework Core Strategy 2006-2026, and the guidance contained in the Council's Developer's Guide Part 4 (2008) and the National Planning Policy Framework (2019).

16. The proposed energy efficiency and low carbon measures incorporated within the development shall be carried out in accordance with the Energy Statement from AECOM reference 60627616 (dated September 2020) which calculates the reduction in annual CO2 emissions to 136.9 tonnes corresponding to a reduction across the site of 29% for 1TFW and 65.3 tonnes corresponding to a reduction across the site of 25% **for 3TFW** over Building Regulations 2013 Part L and associated Approved Documents. Neither building shall be used or first occupied (other than for construction purposes) until it's relevant works to achieve the reductions have been carried out in accordance with the approved details and shall be retained for the lifetime of the relevant part of the development.

REASON: In the interest of sustainable development in particular reducing carbon emissions and in accordance with policy 8 of the Core Strategy (2006-2026) and the guidance contained in the Council's Developer's Guide Part 4 (2008) and the National Planning Policy Framework (2019).

22. **Pursuant to Condition 3, no building within a phase** shall be occupied until confirmation has been provided that either:-

1. All wastewater network upgrades required to accommodate the additional flows from the development have been completed; or-
2. A development and infrastructure phasing plan has been agreed with the Local Authority in consultation with Thames Water to allow development to be occupied. Where a development and infrastructure phasing plan is agreed, no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan.

Reason - Network reinforcement works are likely to be required to accommodate the proposed development. Any reinforcement works identified will be necessary in order to avoid sewage flooding and/or potential pollution incidents.

Additional Condition

40. Prior to the first occupation of any part of either building, details of the proposed plant and noise emissions associated with that building shall be submitted and approved in writing by the local planning authority. The resulting plant noise will be limited to the typical background noise levels at the nearest noise sensitive properties. The installation of any plant and machinery shall be carried out in accordance with the approved details prior to any occupation of the development within the relevant phase, and such details shall be permanently retained thereafter.”

REASON: In the interest of protecting amenity and to reduce noise pollution, to comply with policy 8 of the Core Strategy 2006 - 2026 adopted 2008 and the National Planning Policy Framework.