

SLOUGH MULTIFUEL EXTENSION PROJECT

Planning Inspectorate Ref: EN010129

The Slough Multifuel Extension Order

Land at 342 Edinburgh Avenue, Slough Trading Estate, Slough

Document Ref: 7.3 - 2017 Slough Multifuel Planning Permission

P_00987_024

The Planning Act 2008

The Infrastructure Planning (Applications: Prescribed Forms and Procedure)

Regulations 2009 – Regulation 5(2)(q)



Applicant: SSE Slough Multifuel Limited

September 2022

Derek Hastings
Slough Heat and Power Limited
342 Edinburgh Avenue
SLOUGH
SL1 4TU

Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015 (DMPO)
(as amended)

IN pursuance of their powers under the above-mentioned Acts and Orders, the Council of the Borough of Slough as the Local Planning Authority, **HEREBY GRANTS PLANNING PERMISSION**, in accordance with your application, **P/00987/024**, dated 6th October 2014 and the accompanying plans and particulars, for:

Proposal: **DEMOLITION OF REDUNDANT PLANT AND BUILDINGS AND DEVELOPMENT OF A MULTIFUEL COMBINED HEAT AND POWER (CHP) GENERATING STATION OF UP TO 50 MEGAWATTS INCLUDING AN ENCLOSED TIPPING HALL; FUEL STORAGE BUNKER AND BLENDING FACILITY; BOILER HOUSE WITH COMBUSTION GRATE/S, BOILER/S AND AUXILIARY EQUIPMENT; FLUE GAS TREATMENT (FGT) PLANT/S; TURBINE HALL WITH CONDENSING STEAM TURBINE; ASH AND RESIDUE HANDLING FACILITIES; ERECTION OF A NEW SOUTH CHIMNEY STACK (UP TO 90 METRES HEIGHT) OR EXTENSION OF EXISTING SOUTH CHIMNEY STACK (UP TO 85 METRES HEIGHT); PLANT, ASSOCIATED DEVELOPMENT AND ALTERATIONS TO SITE ACCESS.**

Location: **SLOUGH HEAT & POWER STATION, EDINBURGH AVENUE, SLOUGH, SL1 4TU**

Dated this 2nd June 2017

SUBJECT TO THE FOLLOWING CONDITION(S):

1. The development hereby permitted shall be commenced within 5 years from the date of the planning permission.

REASON To prevent the accumulation of planning permissions, and to enable the Council to review the suitability of the development in the light of altered circumstances and to comply with the provisions of Section 91 of the Town and Country Planning Act 1990.

2. The development hereby approved shall be implemented only in accordance with the following plans and drawings hereby approved by the Local Planning Authority:
 - a) Site Location Plan, Drawing No. DWD/7784/01, Recd 07/10/2014
 - b) Proposed Development Site Layout, Drawing No. P101, Dated Sept 2014, Recd 07/10/2014
 - c) Parameter Drawing for South Elevation, Drawing No. P102, Dated Sept 2014, Recd 07/10/2014
 - d) Parameter Drawing for North Elevation, Drawing No. P103, Dated Sept 2014, Recd 07/10/2014
 - e) Parameter Drawing for West Elevation, Drawing No. P104, Dated Sept 2014, Recd 07/10/2014
 - f) Parameter Drawing for East Elevation, Drawing No. P105, Dated Sept 2014, Recd 07/10/2014
 - g) Proposed Site Access, Drawing No. P106, Dated Sept 2014, Recd 24/12/2014

The plans submitted are in the form of parameter plans which define the maximum envelope for the proposed development.

REASON To ensure that the site is developed in accordance with the submitted application and to ensure that the proposed development does not prejudice the amenity of the area and to comply with the Policies in the Development Plan.

3. The commencement of the development shall not take place until there has been submitted to, approved in writing by, and deposited with, the Local Planning Authority a scheme for the development which shall include provisions for:
 - (a) details of the siting, design, external appearance, dimensions and floor levels of all new or modified buildings and structures;
 - (b) details of the colour, materials and surface finishes in respect of those buildings and structures referred to in (a) above; a sample of the materials should be submitted.
 - (c) details of vehicular circulation roads, parking hardstandings, loading and unloading and turning facilities on the site;
 - (d) details of all new or modified permanent fencing and gates required on the site;
 - (e) details of all permanent external lighting on the site;
 - (f) details of fire suppression measures and access of fire extinguishing appliances to all major buildings, structures and storage areas; and
 - (g) phasing of works included in the scheme.

The height of the emission chimney stack(s) shall not exceed 90m (agl) unless prior written approval is obtained from the Local Planning Authority.

The maximum height of the highest building shall not exceed 48m (agl) unless prior written approval has been obtained from the Local Planning Authority.

The quality of design shall be in accordance with the principles set out within the Design Code, Dated September 2014.

The development shall thereafter be carried out only in accordance with the approved scheme subject to any changes to such scheme that are obtained prior written approval from the Local

2006 - 2026, Development Plan Document, December 2008.

7. Development works (this acknowledges that certain enabling works activities - such as demolition - would need to occur prior to the site investigation and remediation being undertaken) shall not commence until remediation works have been carried out in accordance with a Site Specific Remediation Strategy (SSRS). The SSRS must first be submitted to and approved in writing by the Local Planning Authority. The SSRS shall, as a minimum, contain details of any additional site investigation undertaken with a full review and update of the preliminary Conceptual Site Model (CSM), the precise location of the remediation works and/or monitoring proposed, including earth movements, licensing and regulatory liaison, health, safety and environmental controls, and any validation requirements.

Any changes to these components require the express written consent of the Local Planning Authority. The scheme shall be implemented as approved.

REASON To ensure that remediation works are adequately carried out, to safeguard the environment and to ensure that the development is suitable for the proposed use and in accordance with Policy 8 of the Core Strategy 2008.

8. Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site and its potential to impact the controlled waters receptors shall each be submitted to and approved, in writing, by the local planning authority:

1) A preliminary risk assessment which has identified:

- all previous uses
- potential contaminants associated with those uses
- a conceptual model of the site indicating sources, pathways and receptors (controlled waters)
- potentially unacceptable risks arising from contamination at the site.

2) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all controlled waters receptors that may be affected, including those off site.

3) The results of the site investigation and detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express consent of the local planning authority. The scheme shall be implemented as approved.

REASON To protect groundwater quality. This site is located within source protection zone 3 and over a primary aquifer. The new power station is likely to require the use of deep penetrative foundations, and the potential for mobilising residual contamination from the surface into the Principal Aquifer under the site needs to be fully addressed. This condition is in line with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 - 2026, Development Plan Document, December 2008 and the National Planning Policy Framework.

REASON To ensure a satisfactory appearance of the development so as not to prejudice the visual amenity of the locality in accordance with Policy EN1 of The Adopted Local Plan for Slough 2004, Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 - 2026, Development Plan Document, December 2008, and the National Planning Policy Framework.

4. A plan showing a comprehensive landscaping and tree planting scheme indicating 'green walls' and other planting, together with the type, density, position of planting shall be submitted to and approved by the Local Planning Authority before the development hereby permitted is commenced. The submitted details shall be comparable to Drawing No. P309, Illustrative Proposed Landscape Layout, dated Sept 2014, recd 07/10/2014. The approved scheme shall thereafter be implemented during the first available planting season related to stages of completion of the development and in the event of loss by death or other means, any such planting shall be replaced and maintained during the life of the facility.

REASON In the interests of the visual amenity of the area and accordance with Policy EN3 of The Adopted Local Plan for Slough 2004, Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 - 2026, Development Plan Document, December 2008, and the National Planning Policy Framework.

5. No development hereby permitted shall take place until a scheme that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved in writing by the Local Planning Authority:

1. Phase 1 Desk Study

Development works shall not commence until a Phase 1 Desk Study has been submitted to and approved in writing by the Local Planning Authority. The Phase 1 Desk Study shall be carried out by a competent person in accordance with Government, Environment Agency and Department for Environment, Food and Rural Affairs (DEFRA) guidance and approved Codes of practices, including but not limited to, the Environment Agency model procedure for the Management of Land Contamination CLR11 and Contaminated Land Exposure Assessment (CLEA) framework, and CIRIA Contaminated Land Risk Assessment Guide to Good Practice C552. The Phase 1 Desk Study (including a site walkover) will identify all potential sources of contamination at the site, potential receptors and potential pollutant linkages (PPLs) to inform the site preliminary Conceptual Site Model (CSM).

REASON To ensure that the site is adequately risk assessed for the proposed development and in accordance with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 - 2026, Development Plan Document, December 2008.

6. Should the findings of the Phase 1 Desk Study approved pursuant to the Phase 1 Desk Study condition identify the potential for contamination, development works shall not commence until an Intrusive Investigation Method Statement (IIMS) has been submitted to and approved in writing by the Local Planning Authority. The IIMS shall be prepared in accordance with current guidance, standards and approved Codes of Practice including, but not limited to, BS5930, BS10175, CIRIA 665 and BS8576. The IIMS shall include, as a minimum, a position statement on the available and previously completed site investigation information, a rationale for the further site investigation required, including details of locations of such investigations, details of the methodologies, sampling and monitoring proposed.

REASON To ensure that the type, nature and extent of contamination present, and the risks to receptors are adequately characterised, and to inform any remediation strategy proposal and in accordance with Core Policy 8 of The Slough Local Development Framework, Core Strategy

9. Prior to commencement of development, a verification report demonstrating completion of the works set out in the approved remediation strategy with regards to controlled waters and the effectiveness of the remediation of controlled waters shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a 'long-term monitoring and maintenance plan') for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the local planning authority. The long-term controlled waters receptors monitoring and maintenance plan shall be implemented as approved.

REASON To ensure that the site no longer poses a risk to controlled waters. This condition is in line with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 - 2026, Development Plan Document, December 2008.

10. No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

REASON Infiltration of surface water through contaminated land can result in leaching of contamination into the underlying aquifer and increase the rate of migration of any previously contaminated groundwater. This condition is in line with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 - 2026, Development Plan Document, December 2008.

11. Any oil, fuel, lubricant and other pollutants shall be handled on the site during construction in such a manner as to prevent pollution of any watercourses, aquifer or soil. For any liquid other than water, this shall include storage in suitable tanks and containers which shall be housed in an area surrounded by bund walls of significant height and construction so as to contain 110% of the total contents of all containers and associated pipework. The floor and walls of the bunded areas shall be impervious to both water and oil. The pipes shall vent downwards into the bund.

REASON To prevent pollution of any watercourses, aquifer or soil, in line with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 - 2026, Development Plan Document, December 2008.

12. The construction of the surface and foul water drainage system, including details of firewater retention shall be carried out in accordance with details submitted to and approved in writing by the Local Planning Authority before the development commences. All outfalls to the drainage system including soakaways should be sealable in case of an emergency.

REASON To ensure that foul and water discharge from the site is satisfactory and shall not prejudice the existing sewerage systems in accordance with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 - 2026, Development Plan Document, December 2008, and the National Planning Policy Framework.

13. Prior to commencement of development, details of the odour management plan, such as a ventilation or odour filtration system for the bunker and tipping hall area, shall be submitted to, and approved in writing by the Local Planning Authority. Thereafter, the approved details shall be maintained, operated and retained throughout the operational life of the development.

REASON To prevent adverse harm and/or nuisance to adjacent occupiers, in accordance with

Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 - 2026, Development Plan Document, December 2008.

14. Prior to commencement of the development hereby permitted, a scheme for flood prevention measures, in accordance with the approved Flood Risk Assessment (FRA), dated January 2014 and the following mitigation measures detailed within the FRA shall be submitted and prior written approval obtained from the Local Planning Authority:

1. Limiting the surface water runoff generated by the 1 in 100 year plus climate change critical storm so that it will not exceed the existing calculated run-off from the site and not increase the risk of flooding off-site unless otherwise agreed in writing with the Local Planning Authority.
2. provision of compensatory flood storage on/or in the vicinity of the site to achieve up to a 1 in 100 year plus climate change standard unless otherwise agreed in writing with the Local Planning Authority.
3. Submission of a feasibility study to achieve a Greenfield site equivalent, this should be submitted to and approved the Local Planning Authority. The approved details shall be implemented and retained thereafter.

REASON To protect the site and the local environment from flooding in accordance with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 - 2026, Development Plan Document, December 2008.

15. The commencement of the development shall not take place until there has been submitted to, approved in writing by, and deposited with the Local Planning Authority, in consultation with the Environment Agency, a scheme detailing the design and construction together with a hydro-geological risk assessment of the fuel storage bunkers. The scheme shall include details to demonstrate that the design and construction methods will not give rise to the risk of pollution to groundwater, and shall be implemented, subject to any changes to such scheme that are agreed in writing by the Local Planning Authority, in consultation with the Environment Agency.

REASON To protect groundwater quality. This condition is in line with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 - 2026, Development Plan Document, December 2008.

16. Before the development commences, details from the applicant on the formation of a local liaison group shall be submitted to the Local Planning Authority. Such a group shall include representatives from the Borough Council, operators and other appropriate parties and shall meet four times per annum from the start of construction, unless an alternative arrangement is agreed in writing by the Local Planning Authority.

REASON To provide a forum for the exchange of information relating to the development.

17. Prior to the commencement of development, a Construction Environmental Management Plan shall be submitted to, approved in writing by, and deposited with the Local Planning Authority. The statement shall include provision for:

- (a) the parking of site operatives and visitors vehicles;
- (b) loading and unloading of plant and materials;
- (c) management of construction traffic and access/haul routes and controlled hours of delivery

including;

- 1) Any alterations to existing points of access between the application site and the highway shall be formed, laid out and constructed in accordance with specifications and with sightlines to be submitted in further detail and approved by the Local Planning Authority before the scheme commenced on site.
 - 2) Specification of haul route(s) and of any temporary signage to be provided to identify the route and promote its safe use,
 - 3) Identification of the times when major items of plant and equipment are to be transported to and from the site.
 - 4) Identification of the routing strategy and procedures for the notification and conveyance of an abnormal or indivisible load authorised by the Highways Agency pursuant to the Road Vehicles (Authorisation of Special Types) (General) Order 2003.
 - 5) Wheel washing facilities and arrangements for removal of mud from public highway.
 - 6) Proposals for communicating information with its terms, subject to any variation which has prior written approval of the Local Planning Authority in conjunction with the Highways Agency and Thames Valley Police.
- (d) Storage of plant and materials to be used.
- (e) A scheme for recycling /disposal of waste from demolition and construction works.
- (f) Before the site works and construction of the development commences, details of all temporary external lighting shall be submitted to and approved in writing by the Local Planning Authority and shall be carried out in accordance with the approved details.
- (g) Noise and Vibration Management and Monitoring Plan with quarterly reporting to the Local Planning Authority that covers all demolition and construction activity during construction phase. Noise monitoring locations and noise limits are required to be agreed with the Local Planning Authority prior to the construction phase to safeguard adjacent neighbouring properties from significance annoyances in accordance with British Standard:6472-1 and 5228.
- (h) Dust Management and Monitoring Plan with quarterly reporting to the Local Planning Authority that covers all demolition and construction activity during construction phase. Dust monitoring locations and dust limits are required to be agreed with the Local Planning Authority prior to the construction phase.
- (j) Spillage Plan to be submitted to the Local Planning Authority that will cover all construction and demolition activities to protect the environment from pollution. The commencement of site construction works shall not take place until a scheme detailing the method to be used for pile driving has been submitted to and approved by the Local Planning Authority.
- (k) Noise Control During Construction - During the course of the site preparation, demolition and construction phase of the project there shall be a clear plan to control noisy activities during the daytime period. Noisy activities are those that are likely to give rise to noise levels in excess of 100dB(A) sound power level at the source. There shall be no noisy activities, unless otherwise approved with Slough Borough Council, between the hours of 6:00pm and 7:00am Monday to Friday and at no time during the weekend.

The following plant/activities are listed by way of example of those tools or operations likely to be included in those restricted to daytime period only:

- impact wrenches;
- sheet piling (auger piling would be acceptable);
- concrete scabbling; and
- concrete jack hammering.

In addition any site preparation, demolition or construction activity that may be audible at the nearest residential receptors shall be carried out as far as is reasonably practicable during daytime periods (any day). Any known periods of prolonged out of hours activity that are necessary, e.g. a prolonged concrete pour, that may give rise to noise shall, if approved by Slough Borough Council, be communicated to local residents in advance of the activity taking place.

REASON In the interests of the amenities of the area in accordance with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 - 2026, Development Plan Document, December 2008, and the National Planning Policy Framework.

18. The commencement of the development shall not take place until there has been submitted to, and approved in writing by the Local Planning Authority, in consultation with Natural England and the Environment Agency, a scheme detailing the measures to be taken to secure the welfare of legally protected fauna which are found on, inhabit or use the site. There shall be the provision of alternative nesting boxes, located in an easterly facing location and at a height greater than 20m.

REASON For the protection of legally protected species under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2010.

19. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

REASON To protect human health and controlled waters receptors. This condition is in line with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 - 2026, Development Plan Document, December 2008.

20. The authorised development shall be installed, operated on the site and maintained in a manner that complies with the site boundary noise level of 60dB(A) as measured 3.6m from the nearest building façade and 2m above ground level.

In addition, the authorised development shall be designed to not give rise to tonal components including humming, tones, or screeches and impulse noises that are perceptible at any residential dwelling surrounding the site as measured/observed by an Enforcing Officer from the Local Authority other than in an emergency required for safe operation of the authorised development.

REASON In the interests of the amenities of the area in accordance with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 - 2026, Development Plan Document, December 2008, and the National Planning Policy Framework.

21. Before any site works is commenced, details of the temporary construction compound (including offsite) shall be submitted to and approved in writing by the Local Planning Authority. Such

details shall include fencing, parking and storage areas, access points and wheel washing materials and must take into account pollution control requirements for the site as well as surface water drainage and foul sewer connections.

REASON In the interest of highway safety, in accordance with Core Policy 7 of The Slough Local Development Framework, Core Strategy 2006 - 2026, Development Plan Document, December 2008.

22. Prior to the commencement of the demolition of the authorised development, the undertaker must submit to the planning authority for its approval a decommissioning and demolition scheme. No demolition works may be carried out until the Local Planning Authority has approved the scheme.

The scheme submitted and approved must include details of:

- (a) the buildings to be demolished;
- (b) the means of removal of the materials resulting from the decommissioning works;
- (c) the phasing of the demolition and removal works;
- (d) any restoration works to restore the Order land to a condition agreed with the planning authority;
- (e) the phasing of any restoration works;
- (f) a timetable for the implementation of the scheme.

The scheme must be implemented as approved.

REASON In the interests of the amenities of the area in accordance with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 - 2026, Development Plan Document, December 2008, and the National Planning Policy Framework.

23. Only waste derived fuel of a classification specified in the environmental permit may be combusted in the boilers of the authorised development (other than in respect of start up, shut down or boiler stabilisation when natural gas shall be used).

There shall be no burning of hazardous waste on site and the facility will only accept pre-treated waste.

REASON To ensure the proposed facility accords with national, regional and local waste strategies.

24. The means of operational access for the development, including any alterations to existing points of access between the application site and the highway shall be formed, laid out and constructed in accordance with Drawing No. P106, Dated Sept 2014, Recd 24/12/2014.

REASON In accordance with Core Policy 7 of The Slough Local Development Framework, Core Strategy 2006 - 2026, Development Plan Document, December 2008, and the National Planning Policy Framework.

25. Remediation Validation

No development within or adjacent to any area(s) subject to remediation works carried out pursuant to the Phase 3 Site Specific Remediation Strategy condition shall be occupied until a full validation report for the purposes of human health protection has been submitted to and approved in writing by the Local Planning Authority. The report shall include details of the implementation of the remedial strategy and any contingency plan works approved pursuant to the Site Specific Remediation Strategy condition above. In the event that gas and/or vapour

protection measures are specified by the remedial strategy, the report shall include written confirmation from a Building Control Regulator that all such measures have been implemented.

REASON: To ensure that remediation work is adequately validated and recorded, in the interest of safeguarding public health and in accordance with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 - 2026, Development Plan Document, December 2008.

26. During constructions no water, effluent or drainage shall be discharged from the site directly onto the highway and/or into the highway drainage system.

REASON To protect the highway drainage system, in accordance with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 - 2026, Development Plan Document, December 2008.

27. Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

REASON Piling or any other penetrative foundation design could push contamination into the underlying Principal Aquifers. This condition is in line with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 - 2026, Development Plan Document, December 2008.

28. During the operational phase best practice shall be employed to minimise emission of dust from the site in particular (but without prejudice to the generality of the foregoing) water damping down equipment shall be available on site at all times during dry weather so that areas within the site can be watered to lay dust when necessary.

REASON To safeguard the amenities of adjacent neighbouring properties in accordance with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 - 2026, Development Plan Document, December 2008, and the National Planning Policy Framework.

29. The commissioning of the authorised development shall not take place until there has been submitted to, and approved in writing by, Slough Borough Council a programme for the monitoring of noise generated by the authorised development. The programme shall specify the locations (likely to include those measured historically) from which the noise will be monitored and the method of noise measurement by reference to the appropriate British Standard. This programme will also include:

- Provision for investigations and/or additional monitoring in the event of a complaint or a request from Slough Borough Council.
- Information to demonstrate that the site boundary condition has been met
- Information to demonstrate that Predicted Operational Noise Rating Level (LAeq,T dB) from the authorised development is the same as, or less than, prevailing background noise levels at nearby sensitive receptors.
- Commitment to provide the report to Slough Borough Council as soon as practicable.

REASON In the interests of the amenities of the area in accordance with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 - 2026, Development Plan Document, December 2008, and the National Planning Policy Framework.

30. All waste derived fuel shall enter the tipping hall building and, where the fuel is accepted, will be deposited into the bunker. A waste derived fuel delivery may sometimes be tipped into a designated area within the tipping hall and, if accepted, will then be transferred to the bunker. If it is rejected it will be returned to the supplier.

At no time shall waste derived fuel or any other materials be deposited or stored outside of the building unless details have been submitted to and approved by the Local Planning Authority.

REASON To safeguard the amenities of adjacent neighbouring properties in accordance with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 - 2026, Development Plan Document, December 2008, and the National Planning Policy Framework.

31. All laden vehicles delivering waste derived fuels or by-products leaving or entering the site shall be covered or fully enclosed.

REASON In the interest to protect other highway users, in accordance with Core Policy 7 of The Slough Local Development Framework, Core Strategy 2006 - 2026, Development Plan Document, December 2008.

32. Upon completion of the authorised development, the developer shall investigate any claims of a loss of quality of television reception as a result of the new building interfering with television signals and take appropriate measures to restore picture quality.

REASON To prevent adverse harm and/or nuisance to adjacent occupiers, in accordance with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 - 2026, Development Plan Document, December 2008.

33. No public address sound systems or reproduction or amplification equipment which is audible at the site boundary shall be installed or operated on the site without prior written approval of the Local Planning Authority.

REASON To prevent adverse harm and/or nuisance to adjacent occupiers, in accordance with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 - 2026, Development Plan Document, December 2008.

34. The authorised development shall be operated in accordance with the waste hierarchy by means of the measures specified in the environmental permit and any operational environmental management system.

REASON To ensure the proposed facility accords with national, regional and local waste strategies.

35. No waste transfer operations shall take place on site other than in the normal operation of the plant, including:
- Rejection of non-compliant fuel deliveries
 - bunker emptying during an unforeseen shutdown
 - ash and residue storage and dispatch
 - Tramp metal storage and dispatch

REASON To ensure that no waste transfer activity take place on site.

36. Prior to commencement of the Operational Development hereby permitted, a scheme describing site security, haul routes, arrangements for keeping the public highway clean, parking for fuel

and other delivery vehicles, staff and maintenance vehicles shall be submitted to and approved in writing by the Local Planning Authority and implemented in accordance with approved details.

REASON In the interests of highway safety, in accordance with Core Policy 7 of The Slough Local Development Framework, Core Strategy 2006 - 2026, Development Plan Document, December 2008

37. The authorised development may not be commissioned until:
- (a) a scheme to prevent the infestation or emanation of insects or vermin from the authorised development has been submitted to and approved by the planning authority; and
 - (b) the approved scheme has been implemented.

The approved scheme must be maintained throughout the operation of the authorised development.

In subparagraph (1), 'insects and vermin' excludes insects and vermin that are wild animals included in Schedule 5 to the Wildlife and Countryside Act 1981(a) (animals which are protected), unless they are included in respect of section 9(5) of that Act only.

REASON To protect the amenities of nearby properties, in accordance with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 - 2026, Development Plan Document, December 2008, and the National Planning Policy Framework.

38. The height of the development will necessitate that aeronautical charts and mapping records are amended. The developer must notify the Defence Geographic Centre with the following information prior to development commencing:
- a. Precise location of development.
 - b. Date of commencement of construction.
 - c. Date of completion of construction.
 - d. The height above ground level of the tallest structure.
 - e. The maximum extension height of any construction equipment.
 - f. Details of aviation warning lighting fitted to the structure(s).

REASON To ensure the Ministry of Defence aeronautical charts and mapping records are updated in the interests of aviation safety.

INFORMATIVE(S):

1. You are advised that there is a civil aviation requirement in the UK for all structures over 300 feet (91.4m) high to be charted on aviation maps. It follows that if the 300ft/91.4m threshold is reached, when construction time frames are known, the developer should liaise accordingly with the Defence Geographic Centre (dvof@mod.uk or post it to: D-UKDVOF & Power Lines, Geospatial Air Information Team, Defence Geographic Centre, DGIA, Elmwood Avenue, Feltham, Middlesex, TW13 7AH) which manages the UK's master database of tall structure from which aviation charting is derived.
2. You are advised that there is a legal requirement for lighting on any crane with a maximum height of 150m or more. Moreover, the Civil Aviation Authority further recommends that any crane of a maximum height of 60-150m is also fitted with aviation warning lighting. Additionally, if cranes on the site extend to a height of 300ft or more there will need to be consideration of the need to notify the cranes for civil aviation purposes. Temporary structures can be notified through the means of a Notice to Airmen (NOTAM). To arrange an associated NOTAM, the developer should contact the CAA's Airspace Utilisation Section

(ausops@caa.co.uk / 0207 453 6599); they will need an accurate location, an accurate maximum height (including any carnage) and a completion date. If the crane is to be in place for in excess of 90 days it should be considered a permanent structure and will need to be notified as such: to that end you should contact the DGC (contact details above).

3. You are advised that an air ambulance location should be identified and should be included within the Site Emergency Plan.
4. You are advised that controlled waters herein is as defined within the Defra Environmental Protection Act 1990: Part 2A, Contaminated Land Statutory Guidance (April 2012
5. It is the view of the Local Planning Authority that the proposed development does improve the economic, social and environmental conditions of the area for the reasons given in this notice and it is in accordance with the National Planning Policy Framework.

Informatives

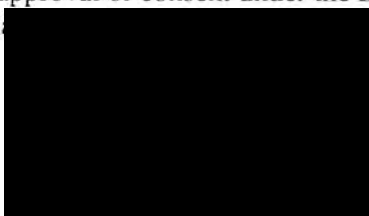
The applicant is hereby informed that commencing development without first having complied with any pre-commencement conditions as set out in this decision notice may mean that the decision notice will expire and render the development to be unlawful.

This notice DOES NOT convey any consent that you may require for Building Regulations. If you are unsure whether you need Building Regulations approval and before you start any work please contact Building Control Services independently on (01753) 875810 to check whether they require an application.

Your attention is drawn to the attached notes.

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This approval does not convey any approval or consent under the Building Regulations or any enactment other than the Town and Country Planning Act 1990.


Head of Planning & Building Control

DEC1fxaci

Rights of Applicants Aggrieved by Decision of Local Planning Authority

1. If you are aggrieved by the decision of the local planning authority to refuse permission for the proposed development, or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990, within six months of the date of this notice. (Appeals must be made on a form which is obtainable from The Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or online at www.planningportal.gov.uk/pcs). The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he/she will not normally be prepared to exercise this power unless there are special circumstance which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him/her that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order.
2. If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment, and the owner of the land claims that the land has become incapable of reasonable beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he/she may serve on the Council of the Borough in which the land is situated, a purchase notice requiring that Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.
3. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him/her. The circumstances in which such compensation is payable are set out in Section 157 of the Town and Country Planning Act 1990.

App No	P/00987/024	Applicant	Dr. Andrew Ellis, SSE GENERATION LTD
		Agent	Mr. Ben Hempson
Received	15th October 2014		
Officer	Neetal Rajput		
Level	Full Planning Committee	App Type	Full Planning
Ward	Farnham		

Proposal	DEMOLITION OF REDUNDANT PLANT AND BUILDINGS AND DEVELOPMENT OF A MULTIFUEL COMBINED HEAT AND POWER (CHP) GENERATING STATION OF UP TO 50 MEGAWATTS INCLUDING AN ENCLOSED TIPPING HALL; FUEL STORAGE BUNKER AND BLENDING FACILITY; BOILER HOUSE WITH COMBUSTION GRATE/S, BOILER/S AND AUXILIARY EQUIPMENT; FLUE GAS TREATMENT (FGT) PLANT/S; TURBINE HALL WITH CONDENSING STEAM TURBINE; ASH AND RESIDUE HANDLING FACILITIES; ERECTION OF A NEW SOUTH CHIMNEY STACK (UP TO 90 METRES HEIGHT) OR EXTENSION OF EXISTING SOUTH CHIMNEY STACK (UP TO 85 METRES HEIGHT); PLANT, ASSOCIATED DEVELOPMENT AND ALTERATIONS TO SITE ACCESS.
Location	Slough Heat & Power Station, Edinburgh Avenue, Slough, SL1 4TU

Recommendation:	Approval	Comm Dec Date:	8 TH January 2015
		Authorised by:	
Eight Week Date:	10-Dec-2014	Outstanding Fee:	£
13 Week Date for Major Apps (Stats)	14 January 2015		
21 Day Consultation Date	5 November 2014		
Reason for Delay:	S106 – completion. Extension of time agreed until 02/06/2017		
Enforcement:			

CONDITIONS:

1. The development hereby permitted shall be commenced within 5 years from the date of the planning permission.

REASON To prevent the accumulation of planning permissions, and to enable the Council to review the suitability of the development in the light of altered circumstances and to comply with the provisions of Section 91 of the Town and Country Planning Act 1990.

2. The development hereby approved shall be implemented only in accordance with the following plans and drawings hereby approved by the Local Planning Authority:
 - a) Site Location Plan, Drawing No. DWD/7784/01, Recd 07/10/2014
 - b) Proposed Development Site Layout, Drawing No. P101, Dated Sept 2014, Recd 07/10/2014
 - c) Parameter Drawing for South Elevation, Drawing No. P102, Dated Sept 2014,

Recd 07/10/2014

d) Parameter Drawing for North Elevation, Drawing No. P103, Dated Sept 2014,
Recd 07/10/2014

e) Parameter Drawing for West Elevation, Drawing No. P104, Dated Sept 2014,
Recd 07/10/2014

f) Parameter Drawing for East Elevation, Drawing No. P105, Dated Sept 2014,
Recd 07/10/2014

g) Proposed Site Access, Drawing No. P106, Dated Sept 2014, Recd 24/12/2014

The plans submitted are in the form of parameter plans which define the maximum envelope for the proposed development.

REASON To ensure that the site is developed in accordance with the submitted application and to ensure that the proposed development does not prejudice the amenity of the area and to comply with the Policies in the Development Plan.

3. The commencement of the development shall not take place until there has been submitted to, approved in writing by, and deposited with, the Local Planning Authority a scheme for the development which shall include provisions for:

(a) details of the siting, design, external appearance, dimensions and floor levels of all new or modified buildings and structures;

(b) details of the colour, materials and surface finishes in respect of those buildings and structures referred to in (a) above; a sample of the materials should be submitted.

(c) details of vehicular circulation roads, parking hardstandings, loading and unloading and turning facilities on the site;

(d) details of all new or modified permanent fencing and gates required on the site;

(e) details of all permanent external lighting on the site;

(f) details of fire suppression measures and access of fire extinguishing appliances to all major buildings, structures and storage areas; and

(g) phasing of works included in the scheme.

The height of the emission chimney stack(s) shall not exceed 90m (agl) unless prior written approval is obtained from the Local Planning Authority.

The maximum height of the highest building shall not exceed 48m (agl) unless prior written approval has been obtained from the Local Planning Authority.

The quality of design shall be in accordance with the principles set out within the Design Code, Dated September 2014.

The development shall thereafter be carried out only in accordance with the approved scheme subject to any changes to such scheme that are obtained prior written approval from the Local Planning Authority before any alterations take place.

REASON To ensure a satisfactory appearance of the development so as not to

prejudice the visual amenity of the locality in accordance with Policy EN1 of The Adopted Local Plan for Slough 2004, Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 - 2026, Development Plan Document, December 2008, and the National Planning Policy Framework.

4. A plan showing a comprehensive landscaping and tree planting scheme indicating 'green walls' and other planting, together with the type, density, position of planting shall be submitted to and approved by the Local Planning Authority before the development hereby permitted is commenced. The submitted details shall be comparable to Drawing No. P309, Illustrative Proposed Landscape Layout, dated Sept 2014, recd 07/10/2014. The approved scheme shall thereafter be implemented during the first available planting season related to stages of completion of the development and in the event of loss by death or other means, any such planting shall be replaced and maintained during the life of the facility.

REASON In the interests of the visual amenity of the area and accordance with Policy EN3 of The Adopted Local Plan for Slough 2004, Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 - 2026, Development Plan Document, December 2008, and the National Planning Policy Framework.

5. No development hereby permitted shall take place until a scheme that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved in writing by the Local Planning Authority:

Development works shall not commence until a Phase 1 Desk Study has been submitted to and approved in writing by the Local Planning Authority. The Phase 1 Desk Study shall be carried out by a competent person in accordance with Government, Environment Agency and Department for Environment, Food and Rural Affairs (DEFRA) guidance and approved Codes of practices, including but not limited to, the Environment Agency model procedure for the Management of Land Contamination CLR11 and Contaminated Land Exposure Assessment (CLEA) framework, and CIRIA Contaminated Land Risk Assessment Guide to Good Practice C552. The Phase 1 Desk Study (including a site walkover) will identify all potential sources of contamination at the site, potential receptors and potential pollutant linkages (PPLs) to inform the site preliminary Conceptual Site Model (CSM).

REASON To ensure that the site is adequately risk assessed for the proposed development and in accordance with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008.

6. Should the findings of the Phase 1 Desk Study approved pursuant to the Phase 1 Desk Study condition identify the potential for contamination, development works shall not commence until an Intrusive Investigation Method Statement (IIMS) has been submitted to and approved in writing by the Local Planning Authority. The IIMS shall be prepared in accordance with current guidance, standards and approved Codes of Practice including, but not limited to, BS5930, BS10175, CIRIA 665 and BS8576. The IIMS shall include, as a minimum, a position statement on the available and previously completed site investigation information, a rationale for the further site investigation required, including details

of locations of such investigations, details of the methodologies, sampling and monitoring proposed.

REASON To ensure that the type, nature and extent of contamination present, and the risks to receptors are adequately characterised, and to inform any remediation strategy proposal and in accordance with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008.

7. Development works (this acknowledges that certain enabling works activities – such as demolition – would need to occur prior to the site investigation and remediation being undertaken) shall not commence until remediation works have been carried out in accordance with a Site Specific Remediation Strategy (SSRS). The SSRS must first be submitted to and approved in writing by the Local Planning Authority. The SSRS shall, as a minimum, contain details of any additional site investigation undertaken with a full review and update of the preliminary Conceptual Site Model (CSM), the precise location of the remediation works and/or monitoring proposed, including earth movements, licensing and regulatory liaison, health, safety and environmental controls, and any validation requirements.

Any changes to these components require the express written consent of the Local Planning Authority. The scheme shall be implemented as approved.

REASON To ensure that remediation works are adequately carried out, to safeguard the environment and to ensure that the development is suitable for the proposed use and in accordance with Policy 8 of the Core Strategy 2008.

8. Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site and its potential to impact the controlled waters receptors shall each be submitted to and approved, in writing, by the local planning authority:
 - 1) A preliminary risk assessment which has identified:
 - all previous uses
 - potential contaminants associated with those uses
 - a conceptual model of the site indicating sources, pathways and receptors (controlled waters)
 - potentially unacceptable risks arising from contamination at the site.
 - 2) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all controlled waters receptors that may be affected, including those off site.
 - 3) The results of the site investigation and detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
 - 4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express consent of the local planning authority. The scheme shall be implemented as approved.

REASON To protect groundwater quality. This site is located within source protection zone 3 and over a primary aquifer. The new power station is likely to require the use of deep penetrative foundations, and the potential for mobilising residual contamination from the surface into the Principal Aquifer under the site needs to be fully addressed. This condition is in line with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008 and the National Planning Policy Framework.

9. Prior to commencement of development, a verification report demonstrating completion of the works set out in the approved remediation strategy with regards to controlled waters and the effectiveness of the remediation of controlled waters shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a 'long-term monitoring and maintenance plan') for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the local planning authority. The long-term controlled waters receptors monitoring and maintenance plan shall be implemented as approved.

REASON To ensure that the site no longer poses a risk to controlled waters. This condition is in line with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008.

10. No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

REASON Infiltration of surface water through contaminated land can result in leaching of contamination into the underlying aquifer and increase the rate of migration of any previously contaminated groundwater. This condition is in line with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008.

11. Any oil, fuel, lubricant and other pollutants shall be handled on the site during construction in such a manner as to prevent pollution of any watercourses, aquifer or soil. For any liquid other than water, this shall include storage in suitable tanks and containers which shall be housed in an area surrounded by bund walls of significant height and construction so as to contain 110% of the total contents of all containers and associated pipework. The floor and walls of the bunded areas shall be impervious to both water and oil. The pipes shall vent downwards into the bund.

REASON To prevent pollution of any watercourses, aquifer or soil, in line with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008.

12. The construction of the surface and foul water drainage system, including details of firewater retention shall be carried out in accordance with details submitted to and approved in writing by the Local Planning Authority before the development commences. All outfalls to the drainage system including soakaways should be sealable in case of an emergency.

REASON To ensure that foul and water discharge from the site is satisfactory and shall not prejudice the existing sewerage systems in accordance with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 - 2026, Development Plan Document, December 2008, and the National Planning Policy Framework.

13. Prior to commencement of development, details of the odour management plan, such as a ventilation or odour filtration system for the bunker and tipping hall area, shall be submitted to, and approved in writing by the Local Planning Authority. Thereafter, the approved details shall be maintained, operated and retained throughout the operational life of the development.

REASON To prevent adverse harm and/or nuisance to adjacent occupiers, in accordance with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 - 2026, Development Plan Document, December 2008.

14. Prior to commencement of the development hereby permitted, a scheme for flood prevention measures, in accordance with the approved Flood Risk Assessment (FRA), dated January 2014 and the following mitigation measures detailed within the FRA shall be submitted and prior written approval obtained from the Local Planning Authority:

1. Limiting the surface water runoff generated by the 1 in 100 year plus climate change critical storm so that it will not exceed the existing calculated run-off from the site and not increase the risk of flooding off-site unless otherwise agreed in writing with the Local Planning Authority.

2. provision of compensatory flood storage on/or in the vicinity of the site to achieve up to a 1 in 100 year plus climate change standard unless otherwise agreed in writing with the Local Planning Authority.

3. Submission of a feasibility study to achieve a Greenfield site equivalent, this should be submitted to and approved the Local Planning Authority. The approved details shall be implemented and retained thereafter.

REASON To protect the site and the local environment from flooding in accordance with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008.

15. The commencement of the development shall not take place until there has been submitted to, approved in writing by, and deposited with the Local Planning Authority, in consultation with the Environment Agency, a scheme detailing the design and construction together with a hydro-geological risk assessment of the fuel storage bunkers. The scheme shall include details to demonstrate that the design and construction methods will not give rise to the risk of pollution to groundwater, and shall be implemented, subject to any changes to such scheme that are agreed in writing by the Local Planning Authority, in consultation with the Environment Agency.

REASON To protect groundwater quality. This condition is in line with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008.

16. Before the development commences, details from the applicant on the formation of a local liaison group shall be submitted to the Local Planning Authority. Such a group shall include representatives from the Borough Council, operators and other appropriate parties and shall meet four times per annum from the start of construction, unless an alternative arrangement is agreed in writing by the Local Planning Authority.

REASON To provide a forum for the exchange of information relating to the development.

17. Prior to the commencement of development, a Construction Environmental Management Plan shall be submitted to, approved in writing by, and deposited with the Local Planning Authority. The statement shall include provision for:

(a) the parking of site operatives and visitors vehicles;

(b) loading and unloading of plant and materials;

(c) management of construction traffic and access/haul routes and controlled hours of delivery including;

1) Any alterations to existing points of access between the application site and the highway shall be formed, laid out and constructed in accordance with specifications and with sightlines to be submitted in further detail and approved by the Local Planning Authority before the scheme commenced on site.

2) Specification of haul route(s) and of any temporary signage to be provided to identify the route and promote its safe use,

3) Identification of the times when major items of plant and equipment are to be transported to and from the site.

4) Identification of the routing strategy and procedures for the notification and conveyance of an abnormal or indivisible load authorised by the Highways Agency pursuant to the Road Vehicles (Authorisation of Special Types) (General) Order 2003.

5) Wheel washing facilities and arrangements for removal of mud from public highway.

6) Proposals for communicating information with its terms, subject to any variation which has prior written approval of the Local Planning Authority in conjunction with the Highways Agency and Thames Valley Police.

(d) Storage of plant and materials to be used.

(e) A scheme for recycling /disposal of waste from demolition and construction works.

(f) Before the site works and construction of the development commences, details of all temporary external lighting shall be submitted to and approved in writing by

the Local Planning Authority and shall be carried out in accordance with the approved details.

(g) Noise and Vibration Management and Monitoring Plan with quarterly reporting to the Local Planning Authority that covers all demolition and construction activity during construction phase. Noise monitoring locations and noise limits are required to be agreed with the Local Planning Authority prior to the construction phase to safeguard adjacent neighbouring properties from significance annoyances in accordance with British Standard:6472-1 and 5228.

(h) Dust Management and Monitoring Plan with quarterly reporting to the Local Planning Authority that covers all demolition and construction activity during construction phase. Dust monitoring locations and dust limits are required to be agreed with the Local Planning Authority prior to the construction phase.

(j) Spillage Plan to be submitted to the Local Planning Authority that will cover all construction and demolition activities to protect the environment from pollution. The commencement of site construction works shall not take place until a scheme detailing the method to be used for pile driving has been submitted to and approved by the Local Planning Authority.

(k) Noise Control During Construction – During the course of the site preparation, demolition and construction phase of the project there shall be a clear plan to control noisy activities during the daytime period. Noisy activities are those that are likely to give rise to noise levels in excess of 100dB(A) sound power level at the source. There shall be no noisy activities, unless otherwise approved with Slough Borough Council, between the hours of 6:00pm and 7:00am Monday to Friday and at no time during the weekend.

The following plant/activities are listed by way of example of those tools or operations likely to be included in those restricted to daytime period only:

- impact wrenches;
- sheet piling (auger piling would be acceptable);
- concrete scabbling; and
- concrete jack hammering.

In addition any site preparation, demolition or construction activity that may be audible at the nearest residential receptors shall be carried out as far as is reasonably practicable during daytime periods (any day). Any known periods of prolonged out of hours activity that are necessary, e.g. a prolonged concrete pour, that may give rise to noise shall, if approved by Slough Borough Council, be communicated to local residents in advance of the activity taking place.

REASON In the interests of the amenities of the area in accordance with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 - 2026, Development Plan Document, December 2008, and the National Planning Policy Framework.

18. The commencement of the development shall not take place until there has been submitted to, and approved in writing by the Local Planning Authority, in consultation with Natural England and the Environment Agency, a scheme detailing the measures to be taken to secure the welfare of legally protected fauna which are found on, inhabit or use the site. There shall be the provision of alternative nesting boxes, located in an easterly facing location and at a height greater than 20m.

REASON For the protection of legally protected species under the Wildlife and Countryside Act 1981(as amended) and the Conservation of Habitats and Species Regulations 2010.

19. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

REASON To protect human health and controlled waters receptors. This condition is in line with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008.

20. The authorised development shall be installed, operated on the site and maintained in a manner that complies with the site boundary noise level of 60dB(A) as measured 3.6m from the nearest building façade and 2m above ground level.

In addition, the authorised development shall be designed to not give rise to tonal components including humming, tones, or screeches and impulse noises that are perceptible at any residential dwelling surrounding the site as measured/observed by an Enforcing Officer from the Local Authority other than in an emergency required for safe operation of the authorised development.

REASON In the interests of the amenities of the area in accordance with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 - 2026, Development Plan Document, December 2008, and the National Planning Policy Framework.

21. Before any site works is commenced, details of the temporary construction compound (including offsite) shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include fencing, parking and storage areas, access points and wheel washing materials and must take into account pollution control requirements for the site as well as surface water drainage and foul sewer connections.

REASON In the interest of highway safety, in accordance with Core Policy 7 of The Slough Local Development Framework, Core Strategy 2006 - 2026, Development Plan Document, December 2008.

22. Prior to the commencement of the demolition of the authorised development, the undertaker must submit to the planning authority for its approval a decommissioning and demolition scheme. No demolition works may be carried out until the Local Planning Authority has approved the scheme.

The scheme submitted and approved must include details of:

- (a) the buildings to be demolished;
- (b) the means of removal of the materials resulting from the decommissioning works;
- (c) the phasing of the demolition and removal works;
- (d) any restoration works to restore the Order land to a condition agreed with the

planning authority;
(e) the phasing of any restoration works;
(f) a timetable for the implementation of the scheme.

The scheme must be implemented as approved.

REASON In the interests of the amenities of the area in accordance with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 - 2026, Development Plan Document, December 2008, and the National Planning Policy Framework.

23. Only waste derived fuel of a classification specified in the environmental permit may be combusted in the boilers of the authorised development (other than in respect of start up, shut down or boiler stabilisation when natural gas shall be used).

There shall be no burning of hazardous waste on site and the facility will only accept pre-treated waste.

REASON To ensure the proposed facility accords with national, regional and local waste strategies.

24. The means of operational access for the development, including any alterations to existing points of access between the application site and the highway shall be formed, laid out and constructed in accordance with Drawing No. P106, Dated Sept 2014, Recd 24/12/2014.

REASON In accordance with Core Policy 7 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008, and the National Planning Policy Framework.

25. Remediation Validation

No development within or adjacent to any area(s) subject to remediation works carried out pursuant to the Phase 3 Site Specific Remediation Strategy condition shall be occupied until a full validation report for the purposes of human health protection has been submitted to and approved in writing by the Local Planning Authority. The report shall include details of the implementation of the remedial strategy and any contingency plan works approved pursuant to the Site Specific Remediation Strategy condition above. In the event that gas and/or vapour protection measures are specified by the remedial strategy, the report shall include written confirmation from a Building Control Regulator that all such measures have been implemented.

REASON: To ensure that remediation work is adequately validated and recorded, in the interest of safeguarding public health and in accordance with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008.

26. During constructions no water, effluent or drainage shall be discharged from the site directly onto the highway and/or into the highway drainage system.

REASON To protect the highway drainage system, in accordance with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008.

27. Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

REASON Piling or any other penetrative foundation design could push contamination into the underlying Principal Aquifers. This condition is in line with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008.

28. During the operational phase best practice shall be employed to minimise emission of dust from the site in particular (but without prejudice to the generality of the foregoing) water damping down equipment shall be available on site at all times during dry weather so that areas within the site can be watered to lay dust when necessary.

REASON To safeguard the amenities of adjacent neighbouring properties in accordance with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 - 2026, Development Plan Document, December 2008, and the National Planning Policy Framework.

29. The commissioning of the authorised development shall not take place until there has been submitted to, and approved in writing by, Slough Borough Council a programme for the monitoring of noise generated by the authorised development. The programme shall specify the locations (likely to include those measured historically) from which the noise will be monitored and the method of noise measurement by reference to the appropriate British Standard. This programme will also include:
- Provision for investigations and/or additional monitoring in the event of a complaint or a request from Slough Borough Council.
 - Information to demonstrate that the site boundary condition has been met
 - Information to demonstrate that Predicted Operational Noise Rating Level (LAeq,T dB) from the authorised development is the same as, or less than, prevailing background noise levels at nearby sensitive receptors.
 - Commitment to provide the report to Slough Borough Council as soon as practicable.

REASON In the interests of the amenities of the area in accordance with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 - 2026, Development Plan Document, December 2008, and the National Planning Policy Framework.

30. All waste derived fuel shall enter the tipping hall building and, where the fuel is accepted, will be deposited into the bunker. A waste derived fuel delivery may sometimes be tipped into a designated area within the tipping hall and, if accepted, will then be transferred to the bunker. If it is rejected it will be returned to the supplier.

At no time shall waste derived fuel or any other materials be deposited or stored outside of the building unless details have been submitted to and approved by the Local Planning Authority.

REASON To safeguard the amenities of adjacent neighbouring properties in accordance with Core Policy 8 of The Slough Local Development Framework,

Core Strategy 2006 - 2026, Development Plan Document, December 2008, and the National Planning Policy Framework.

31. All laden vehicles delivering waste derived fuels or by-products leaving or entering the site shall be covered or fully enclosed.

REASON In the interest to protect other highway users, in accordance with Core Policy 7 of The Slough Local Development Framework, Core Strategy 2006 - 2026, Development Plan Document, December 2008.

32. Upon completion of the authorised development, the developer shall investigate any claims of a loss of quality of television reception as a result of the new building interfering with television signals and take appropriate measures to restore picture quality.

REASON To prevent adverse harm and/or nuisance to adjacent occupiers, in accordance with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 - 2026, Development Plan Document, December 2008.

33. No public address sound systems or reproduction or amplification equipment which is audible at the site boundary shall be installed or operated on the site without prior written approval of the Local Planning Authority.

REASON To prevent adverse harm and/or nuisance to adjacent occupiers, in accordance with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 - 2026, Development Plan Document, December 2008.

34. The authorised development shall be operated in accordance with the waste hierarchy by means of the measures specified in the environmental permit and any operational environmental management system.

REASON To ensure the proposed facility accords with national, regional and local waste strategies.

35. No waste transfer operations shall take place on site other than in the normal operation of the plant, including:
- Rejection of non-compliant fuel deliveries
 - bunker emptying during an unforeseen shutdown
 - ash and residue storage and dispatch
 - Tramp metal storage and dispatch

REASON To ensure that no waste transfer activity take place on site.

36. Prior to commencement of the Operational Development hereby permitted, a scheme describing site security, haul routes, arrangements for keeping the public highway clean, parking for fuel and other delivery vehicles, staff and maintenance vehicles shall be submitted to and approved in writing by the Local Planning Authority and implemented in accordance with approved details.

REASON In the interests of highway safety, in accordance with Core Policy 7 of The Slough Local Development Framework, Core Strategy 2006 - 2026, Development Plan Document, December 2008

37. The authorised development may not be commissioned until:
- (a) a scheme to prevent the infestation or emanation of insects or vermin from the

authorised development has been submitted to and approved by the planning authority; and
(b) the approved scheme has been implemented.

The approved scheme must be maintained throughout the operation of the authorised development.

In subparagraph (1), "insects and vermin" excludes insects and vermin that are wild animals included in Schedule 5 to the Wildlife and Countryside Act 1981(a) (animals which are protected), unless they are included in respect of section 9(5) of that Act only.

REASON To protect the amenities of nearby properties, in accordance with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 - 2026, Development Plan Document, December 2008, and the National Planning Policy Framework.

38. The height of the development will necessitate that aeronautical charts and mapping records are amended. The developer must notify the Defence Geographic Centre with the following information prior to development commencing:
- a. Precise location of development.
 - b. Date of commencement of construction.
 - c. Date of completion of construction.
 - d. The height above ground level of the tallest structure.
 - e. The maximum extension height of any construction equipment.
 - f. Details of aviation warning lighting fitted to the structure(s).

REASON To ensure the Ministry of Defence aeronautical charts and mapping records are updated in the interests of aviation safety.

INFORMATIVE(S):

1. You are advised that there is a civil aviation requirement in the UK for all structures over 300 feet (91.4m) high to be charted on aviation maps. It follows that if the 300ft/91.4m threshold is reached, when construction time frames are known, the developer should liaise accordingly with the Defence Geographic Centre (dvof@mod.uk or post it to: D-UKDVOF & Power Lines, Geospatial Air Information Team, Defence Geographic Centre, DGIA, Elmwood Avenue, Feltham, Middlesex. TW13 7AH) which manages the UK's master database of tall structure from which aviation charting is derived.
2. You are advised that there is a legal requirement for lighting on any crane with a maximum height of 150m or more. Moreover, the Civil Aviation Authority further recommends that any crane of a maximum height of 60-150m is also fitted with aviation warning lighting. Additionally, if cranes on the site extend to a height of 300ft or more there will need to be consideration of the need to notify the cranes for civil aviation purposes. Temporary structures can be notified through the means of a Notice to Airmen (NOTAM). To arrange an associated NOTAM, the developer should contact the CAA's Airspace Utilisation Section (ausops@caa.co.uk / 0207 453 6599); they will need an accurate location, an accurate maximum height (including any carnage) and a completion date. If the crane is to be in place for in excess of 90 days it should be considered a permanent structure and will need to be notified as such: to that end you should contact the DGC (contact details above).

3. You are advised that an air ambulance location should be identified and should be included within the Site Emergency Plan.
4. You are advised that controlled waters herein is as defined within the Defra Environmental Protection Act 1990: Part 2A, Contaminated Land Statutory Guidance (April 2012).
5. It is the view of the Local Planning Authority that the proposed development does improve the economic, social and environmental conditions of the area for the reasons given in this notice and it is in accordance with the National Planning Policy Framework.

Assessment

Following the Planning Committee on 08/01/2015, the recommendation was:

Delegated to the Acting Planning Manager for formal determination following finalising conditions and completion of a Section 106 Agreement.

- The Section 106 has been completed on the 4th May 2017 with the following obligations secured:

Monitoring Charge

The Monitoring Charge being the sum of £2,500 payable upon Commencement of Development

Air Quality Contribution

- £110,000 payable prior to the Commencement of Development
- £100,000 towards a new air quality monitoring station
- £10,000 to the City of London Corporation

Construction Apprenticeship Scheme Contribution

£81,000

20% of contribution payable for each Apprentice Developer fails to appoint no later than 3 years after the Commissioning of the Development.

Construction Environmental Management Plan Contribution

£3,000 payable prior to the Commencement of Development

Environmental Improvement Contribution

£120,000 payable prior to the Commencement of Development

Traffic Safety Contribution

£125,000 payable prior to the Commencement of Development

HGV Routing Arrangements/Euro VI Standards/ Heat Infrastructure Network

As set out in Schedule 1

Travel Plan

Obligations set out in Schedule 1, page 23 onwards

Travel Plan Monitoring Contribution

Contribution of £3,000 payable prior to the Commissioning of the Development

Construction Environmental Management Plan

As set out in Schedule 1, page 26

Apprenticeship Scheme

Schedule 1, page 26

Employment and Skills Plan Monitoring Fee

£4,000 payable 6 months prior to the Commencement of Development

The conditions have been finalised and agreed with the agent.

The agent has provided written agreement to extend the time period for determination.

Sec. 106 Planning Obligation: (Take date from signed document or as confirmed by Legal)	Refer to table above.
Sec. 106 – Any special instructions see Comments below	No

Officer Delegated Application: (Report/Conditions/reasons attached)	Yes, application delegated to Planning Manager for approval.
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RECOMMENDATION: Approval, subject to conditions.