

# **SLOUGH MULTIFUEL EXTENSION PROJECT**

Planning Inspectorate Ref: EN010129

## **The Slough Multifuel Extension Order**

**Land at 342 Edinburgh Avenue, Slough Trading Estate, Slough**

**Document Ref: 7.4 - 2017 Further Development Planning Permission**

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/00987/025**, dated 6<sup>th</sup> October 2014 and the accompanying plans and particulars, for:

Proposal: **DEMOLITION OF EXISTING FUEL STORE AND CONSTRUCTION OF A CENTRAL SITE SERVICES BUILDING (CONTAINING STAFF FACILITIES, STORES/WORKSHOPS AND PLANT), INSTALLATION OF WATER TREATMENT PLANT, PROVISION OF REPLACEMENT CAR PARKING, AND ASSOCIATED WORKS.**

Location: **342, EDINBURGH AVENUE, SLOUGH, BERKS, SL1 4TU**

**Dated this 2<sup>nd</sup> June 2017**

**SUBJECT TO THE FOLLOWING CONDITION(S):**

1. The development hereby permitted shall be commenced within three years from the date of this 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, Recd On 07/10/2014
- (b) Drawing No. P201, Dated Sept 2014, Recd On 07/10/2014
- (c) Drawing No. P202, Dated Sept 2014, Recd On 15/10/2014
- (d) Drawing No. P203, Dated Sept 2014, Recd On 15/10/2014
- (e) Drawing No. P204, Dated Sept 2014, Recd On 15/10/2014
- (f) Drawing No. P205, Dated Sept 2014, Recd On 15/10/2014

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. No development shall be begun until details of the cycle parking provision (including location, housing and cycle stand details) have been submitted to and approved in writing by the Local Planning Authority. The cycle parking shall be provided in accordance with the details approved prior to the first occupation of the development and shall be retained at all times in the future for this purpose.

REASON To ensure that there is adequate cycle parking available at the site in accordance with Policy T8 of The Local Plan for Slough 2004, and to meet the objectives of the Slough Integrated Transport Strategy.

4. No development shall be begun until details of the proposed living wall to be installed on the north elevation of the workshop and storage building indicated on drawing P204, received 15/10/2014, has been submitted to and approved in writing by the Local Planning Authority. Such details shall include planting details, maintenance of the wall and the timescale for its implementation. Such details once approved shall be maintained throughout the life of the development.

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.

5. Samples of external materials to be used on the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority before the scheme is commenced on site and the development shall be carried out in accordance with the details approved.

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.

6. The development hereby permitted shall not be brought into use until such time as the parking spaces shown on drawing P201, received 07/10/2014, have been laid out in accordance with the provisions of the plan.

REASON To ensure adequate on site parking provision, in accordance with Core Policy 7 of the Slough Core Strategy 2006-2026.

#### INFORMATIVE(S):

1. 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

DEC1fxxaci

*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/pes](http://www.planningportal.gov.uk/pes)). 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.