

# **SLOUGH MULTIFUEL EXTENSION PROJECT**

Planning Inspectorate Ref: EN010129

## **The Slough Multifuel Extension Order**

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

**Document Ref: 5.7 – Planning Conditions & DCO Requirements  
Tracker**

The Planning Act 2008

The Infrastructure Planning (Applications: Prescribed Forms and Procedure)  
Regulations 2009 – Regulation 5(2)(q)



**Applicant: SSE Slough Multifuel Limited**

April 2023

## DOCUMENT HISTORY

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## GLOSSARY

<b>Abbreviation</b>	<b>Description</b>
BEIS	Department for Business, Energy and Industrial Strategy
CIP	Copenhagen Infrastructure Partners
DCO	Development Consent Order
EIA	Environmental Impact Assessment
ES	Environmental Statement
MW	Megawatts
NSIP	Nationally Significant Infrastructure Project
PA 2008	The Planning Act 2008
PINS	The Planning Inspectorate
SMF	Slough Multifuel Facility
SoS	Secretary of State
TCPA	Town and Country Planning Act 1990

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## 1.0 INTRODUCTION

### 1.1 Overview

- 1.1.1 This Planning Conditions and DCO Requirements Tracker (Document Ref. 5.7) has been prepared on behalf of SSE Slough Multifuel Limited (the 'Applicant'). It forms part of the application (the 'Application') for a Development Consent Order (a 'DCO'), that has been submitted to the Secretary of State (the 'SoS') for Business, Energy and Industrial Strategy ('BEIS'), under Section 37 of 'The Planning Act 2008' (the 'PA 2008').
- 1.1.2 The Applicant is seeking development consent for the extension of the consented Slough Multifuel Facility (the 'Consented Development'), an energy from waste electricity generating station, on land at the Slough Trading Estate, Slough (the Site).
- 1.1.3 A DCO is required for the extension as it falls within the definition and thresholds for a 'Nationally Significant Infrastructure Project' (a 'NSIP') under Sections 14(1)(a) and 15(1)(2)(a) to (c) of the PA 2008, being the extension of an onshore electricity generating station in England which, when extended, will have a capacity of more than 50 megawatts ('MW'). The DCO, if made by the SoS, would be known as 'The Slough Multifuel Extension Order 202[X]' (the 'Order').

### 1.2 The Applicant

- 1.2.1 The Applicant, SSE Slough Multifuel Limited ('SMF'), is a 50:50 joint venture between SSE Thermal and Copenhagen Infrastructure Partners ('CIP').
- 1.2.2 SSE Thermal, part of the FTSE-listed SSE plc, is a leading developer, owner and operator of flexible generation, energy-from-waste, and energy storage assets, with over 600 direct employees across the UK and Ireland. SSE Thermal's vision is to become the leading provider of flexible thermal energy in a net-zero world. SSE Generation Limited was granted planning permission in June 2017 to construct the Consented Development at the Site. SSE currently operates the existing Slough Heat and Power Plant at the Slough Trading Estate through a company called Slough Heat and Power Limited.
- 1.2.3 CIP was founded in 2012 and is a fund management company specialising in offering tailor made investment in energy infrastructure assets globally, in particular within the renewable energy sector. CIP is a renewable market pioneer with involvement in some of the World's largest offshore wind projects and other major energy infrastructure projects in North-Western Europe, North America, and Asia Pacific. CIP has extensive biomass and energy from waste experience in the UK.

### 1.3 The Proposed Project Site

- 1.3.1 The Proposed Project Site (the 'Site') lies entirely within the administrative boundary of Slough Borough Council, a unitary authority, and is located either side of Edinburgh Avenue within the Slough Trading Estate (National Grid Reference SU 953 814) approximately 2.5 kilometres north west of Slough Town Centre.

- 1.3.2 The Site extends to approximately 2.8 hectares in area and was acquired by SSE in 2008. It forms part of the original Slough Heat and Power Plant site.
- 1.3.3 The Consented Development was originally consented in June 2017 under ‘The Town and Country Planning Act 1990’ (the ‘TCPA’) (under Planning Permission Refs. P/00987/051 (being a Section 73 variation of P/00987/024 and P/00987/035) and P/00987/025, P/00987/052 and P/19876/000). Construction of the Consented Development at the Site is well advanced and is currently expected to be completed by Quarter 4 2024.
- 1.3.4 A more detailed description of the Site and its surroundings is provided at Chapter 4 ‘Existing Site Conditions’ of the Environmental Statement (‘ES’) Volume I (Document Ref. 6.2).

## 1.4 The Proposed Project

- 1.4.1 The Proposed Project is an extension of the Consented Development comprising the carrying out of the following physical works (**Work No. 1** at Schedule 1 ‘Authorised Development’ of the draft DCO, Document Ref. 2.1) to increase the efficiency and gross installed capacity of the generating station from just under 50MW to circa 60MW:
- a boiler primary air preheating system comprising heat exchanger bundles, pipework, valves, pipe supports, thermal insulation, instrumentation, cabling and containment;
  - a boiler secondary air preheating system comprising heat exchanger bundles, pipework, valves, pipe supports, thermal insulation, instrumentation, cabling and containment; and
  - mechanical modifications to the actuated steam turbine inlet control valve to allow steam capacity to be increased.
- 1.4.2 The physical works comprised in the extension are ‘engineering operations’ and therefore ‘development’ for the purposes of Section 31 of the PA 2008.
- 1.4.3 As is set out more fully in the Explanatory Memorandum (Document Ref. 2.2), it is only the extension which is the NSIP pursuant to Sections 14(1)(a) and 15(1) of the PA 2008, and the development forming part of the extension (being the Authorised Development) which requires development consent pursuant to Section 31 of the PA 2008. The Consented Development is consented and being constructed pursuant to the TCPA. It is not an NSIP, nor does it form part of one.
- 1.4.4 Separately, the extended generating station requires an ancillary authorisation to ‘operate’ at over 50MW pursuant to Section 36 of ‘The Electricity Act 1989’, and this is included within the DCO. This is further explained within the Explanatory Memorandum.
- 1.4.5 The Proposed Project also includes associated development within the meaning of Section 115(2) of the PA 2008, including temporary construction laydown areas, contractor facilities, vehicle parking and cycle storage facilities.
- 1.4.6 The Proposed Project will not increase the throughput of waste, vehicle movements, emissions, or operating hours at the Slough Multifuel Facility, and will

not alter the scale or external appearance of the consented buildings and structures.

1.4.7 A more detailed description of the Proposed Project is provided at Schedule 1 'Authorised Development' of the draft DCO and Chapter 2 'Proposed Project' of ES Volume I (Document Ref. 6.2) and the area within which the physical works are to occur is denoted by the hatched area on the Work Plan (Document Ref. 4.3).

## 1.5 The Purpose and Structure of this Document

1.5.1 The purpose of this document is to list the planning conditions attached to the 'Existing Permissions' for the Consented Development by trigger. The document provides an analysis of whether the planning conditions should be included as a requirement within the draft DCO and summarises the approach taken with regard to each planning condition within the context of the draft DCO.

1.5.2 The Existing Permissions are:

- Section 73 permission P/00987/51 dated 1 February 2022 for: "*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 meters height) or extension of existing south chimney stack (up to 85 metres height); plant, associated development and alterations to site access*" (the 'SMF Permission');
- P/00987/025 dated 2 June for: "*Demolition of exiting 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 along the eastern boundary of the Site*" (the 'Further Development Permission') as amended by non-material amendment P/00987/053 dated 22 June 2022 related to car park plans;
- P/00987/052 dated 4 May 2022 for: "*construction of a weighbridge gatehouse, silo enclosure and external staircase*" (the 'Western Site Infrastructure Permission'); and
- P/19876/000 dated 5 August 2022 for: "*erection of a new boundary fence at the land off Greenock Road*" (the 'Greenock Road Permission').

1.5.3 Since the submission of the Application, a further planning permission has been granted, P/20018/000 dated 10 October 2022 for: "*Construction of an electrical house, acid tank, cooling tower access and underground infrastructure associated with cooling tower 8*" (the "Cooling Tower Permission"). This permission has been added to the table in Section 2 of this document.

1.5.4 The Section 73 permission P/00987/51 dated 1 February 2022 is a variation of permission P/00987/035 dated 3 March 2020 (as amended by non-material amendment P/00987/042 dated 6 April 2020 and temporary non-material amendment P/00987/050 dated 22 July 2021). Permission P/00987/035 dated 3 March 2020 is itself a variation of the original permission for the Consented

Development, permission P/00987/024 dated 2 June 2017 (as amended by non-material amendment P/00987/037 dated 10 January 2020).

- 1.5.5 Temporary or superseded permissions are not included in this tracker as they do not form part of the Existing Permissions, but the planning history of the Consented Development is described in more detail in the Planning Statement (Document Ref 5.2)
- 1.5.6 The approach proposed with regard to the planning conditions attached to the Existing Permissions is set out in Section 2 of this document.

## 2.0 PLANNING CONDITIONS & DCO REQUIREMENTS

- 2.1.1 **Table 2.1** below provides an analysis of whether the planning conditions attached to the Existing Permissions should be included as a requirement within the draft DCO (Document Ref. 2.1) and summarises the approach taken with regard to each planning condition within the context of the draft DCO.
- 2.1.2 In Table 2.1, references to the 'Proposed Development', should be taken as meaning the 'Authorised Development' as defined at Schedule 1 of the draft DCO.
- 2.1.3 The planning conditions that have become requirements are shaded in blue within Table 2.1.



**Table 2.1 – Planning Conditions and DCO Requirements Tracker**

TCPA CONDITION	DISCHARGED?	DCO REQUIREMENT?  1. CAN THE TCPA CONDITION STILL BE COMPLIED WITH IN FULL DESPITE THE PROPOSED DEVELOPMENT?  2. SHOULD A SIMILAR CONDITION APPLY TO THE PROPOSED DEVELOPMENT?  3. IS ANYTHING ADDITIONAL REQUIRED (SUCH AS ADDITIONAL MITIGATION, ADDITIONS OR CHANGES TO APPROVED PLANS) AS A RESULT OF THE PROPOSED DEVELOPMENT?	APPROACH TAKEN WITH DRAFT REQUIREMENTS
<b>PRE-COMMENCEMENT</b>			
<b>P/00987/051 – SMF Permission</b>			
<p><b>Condition 3 – Approval of details</b></p> <p>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:</p>	<p>Yes – 27 July 2020</p> <p>P/00987/044</p> <p>Note that this has been amended and has become a compliance condition in P/00987/051</p>	<p><b>1. Can this condition still be complied with in full despite the Proposed Development?</b></p> <p>Yes. None of the plans approved pursuant to C3 need to be amended in connection with the Proposed Development. The changes being made as part of</p>	<p>N/A</p>

<p>a) details of the siting, design, external appearance, dimensions and floor levels of all new or modified buildings and structures</p> <p>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;</p> <p>c) details of vehicular circulation roads, parking hardstandings, loading and unloading and turning facilities on the site;</p> <p>d) details of all new or modified permanent fencing and gates required on the site;</p> <p>e) details of all permanent external lighting on the site;</p> <p>f) details of fire suppression measures and access of fire extinguishing appliances to all major buildings, structures and storage areas;</p> <p>g) phasing of works included in the scheme.</p> <p>The height of the emission chimney stack(s) shall not exceed 90m (agl) unless prior written approval is obtained from the Local Planning Authority.</p> <p>The maximum height of the highest building shall not exceed 48m (agl) unless prior</p>		<p>the Proposed Development would not be visible on the plans approved pursuant to C3 as they do not show (nor are they required to show) this level of detail.</p> <p><b>2. Should a similar condition apply to the Proposed Development?</b> No. None of the approved plans need to change for the purpose of the Proposed Development. The plans which identify the Proposed Development will be secured separately as part of the DCO.</p> <p><b>3. Is anything additional required (such as additional mitigation, additions or changes to approved plans) as a result of the Proposed Development?</b> No. As above, none of the plans approved pursuant to C3 need to be amended in connection with the Proposed Development.</p>	
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<p>written approval has been obtained from the Local Planning Authority.</p> <p>The quality of design shall be in accordance with the principles set out within the Design Code, Dated September 2014.</p> <p>The development shall thereafter be carried out only in accordance with the approved scheme subject to any changes to such scheme that obtain prior written approval from the Local Planning Authority before any alterations take place.</p>			
<p><b>Condition 4 - Landscaping and tree planting scheme</b></p> <p><b>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.</b></p> <p>The submitted details shall be comparable to Drawing No. P309, Illustrative Proposed Landscape Layout, dated Sept 2014, recd 07/10/2014.</p> <p>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</p>	<p>Yes – 9 September 2020</p> <p>P/00987/045</p> <p>Condition 4 (landscaping) - Discharged</p> <p>In accordance with:</p> <ul style="list-style-type: none"> <li>a) VAA-WA-50080060_3.0, dated 30.06.20, Recd 09/07/2020</li> <li>b) VAA-WA-50081010_3.0, dated 30.06.20, Recd 09/07/2020</li> </ul>	<ol style="list-style-type: none"> <li>1. <b>Can this condition still be complied with in full despite the Proposed Development?</b>                  Yes. There are no changes to the landscaping and tree planting approved pursuant to C4 in connection with the Proposed Development.</li> <li>2. <b>Should a similar condition apply to the Proposed Development?</b> Not in respect of the pre-commencement element of this condition as the details have already been submitted and approved, and are unaffected by the Proposed Development. However, see comments below on the ongoing element of this condition.</li> <li>3. <b>Is anything additional required (such as additional mitigation,</b></li> </ol>	<p>N/A</p>

<p>such planting shall be replaced and maintained during the life of the facility.</p>	<p>c) VLA-FIRA-50085001_2.0, dated 25.06.20, Recd 09/07/2020</p> <p>d) VLC_FIRA-50080001_1.0, SCHD – Shrub Planting, Recd 09/07/2020</p> <p>e) VLC-FIRA_50080002_1.0, SCHD – Specimen Trees Recd 09/07/2020</p> <p>f) The maintenance programme within Living Wall specification, installation, and irrigation details, produced by ANS Global, Recd 02/04/2020.</p>	<p><b>additions or changes to approved plans) as a result of the Proposed Development?</b>                  No.</p>	
<p><b>Condition 5 – Contamination (Phase 1 Desk Study)</b>                   No development hereby permitted shall take place until a scheme that includes the</p>	<p>Yes – 3 May 2018                  P/00987/027</p>	<p>1. <b>Can this condition still be complied with in full despite the Proposed Development?</b>                  Yes. The Proposed Development</p>	<p>N/A</p>

<p>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:</p> <p>1. Phase 1 Desk Study</p> <p>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).</p>	<p>Phase 1 Geo-Environmental and Geotechnical Desk Study (Ref. 70036889-GEO-R2) Prepared by WSP, Dated January 2018</p> <p>Ground Investigation Strategy (Ref. 70036889-003-R2), Prepared by WSP, Dated January 2018.</p>	<p>will not affect the details approved pursuant to C5.</p> <p>2. <b>Should a similar condition apply to the Proposed Development?</b> No. This condition has already been discharged, and this will be unaffected by the Proposed Development. There are no groundworks required in connection with the Proposed Development and this condition is therefore not relevant to the Proposed Development.</p> <p>3. <b>Is anything additional required (such as additional mitigation, additions or changes to approved plans) as a result of the Proposed Development?</b> No. There are no groundworks required in connection with the Proposed Development and this condition is therefore not relevant to the Proposed Development.</p>	
<p><b>Condition 6 – Contamination</b> (Intrusive Investigation Method Statement)</p> <p>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</p>	<p>Yes – 3 May 2018                  P/00987/028</p> <p>Phase 1 Geo-Environmental and</p>	<p>1. <b>Can this condition still be complied with in full despite the Proposed Development?</b>                  Yes. The Proposed Development will not affect the details approved pursuant to C5 and will therefore</p>	<p>N/A</p>

<p>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.</p>	<p>Geotechnical Desk Study (Ref. 70036889-GEO-R2) Prepared by WSP, Dated January 2018</p> <p>Ground Investigation Strategy (Ref. 70036889-003-R2), Prepared by WSP, Dated January 2018.</p>	<p>not affect the details approved pursuant to C6 either.</p> <p>2. <b>Should a similar condition apply to the Proposed Development?</b> No. This condition has already been discharged, and this will be unaffected by the Proposed Development. There are no groundworks required in connection with the Proposed Development and this condition is therefore not relevant to the Proposed Development.</p> <p>3. <b>Is anything additional required (such as additional mitigation, additions or changes to approved plans) as a result of the Proposed Development?</b> No. There are no groundworks required in connection with the Proposed Development and this condition is therefore not relevant to the Proposed Development.</p>	
<p><b>Condition 8 – Contamination</b></p> <p>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</p>	<p>Yes – 25 May 2020</p> <p>P/00987/043</p> <p>Geo-environmental and Geotechnical Preliminary Risk Assessment’ Ref.</p>	<p>1. <b>Can this condition still be complied with in full despite the Proposed Development?</b> Yes. The Proposed Development will not affect the details approved pursuant to C8.</p> <p>2. <b>Should a similar condition apply to the Proposed</b></p>	<p>N/A</p>

<p>site and its potential to impact the controlled waters receptors shall each be submitted to and approved, in writing, by the local planning authority:</p> <ol style="list-style-type: none"> <li>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</li> <li>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.</li> <li>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.</li> <li>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,</li> </ol>	<p>70036889-GEO-R2 (dated January 2018).                  Ground Investigation Strategy' Ref. 70049890-003-R2, date 29 January 2018                  Phase 1 &amp; 2 Contaminated Land Report. Ref. 70049890-008-P01 (dated November 2019)                  Ground Investigation Report. Ref. 70049890-GIR-001 (dated November 2019)                  Remediation Strategy (including Verification Plan) Ref. 70049890-009-P01 (December 2019)</p>	<p><b>Development?</b> No. This condition has already been complied with, and this will be unaffected by the Proposed Development. There are no groundworks required in connection with the Proposed Development and this condition is therefore not applicable.</p> <p>3. <b>Is anything additional required (such as additional mitigation, additions or changes to approved plans) as a result of the Proposed Development?</b>                  No. There are no groundworks required in connection with the Proposed Development and this condition is therefore not applicable.</p>	
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<p>maintenance and arrangements for contingency action.</p> <p>Any changes to these components require the express consent of the local planning authority. The scheme shall be implemented as approved.</p>			
<p><b>Condition 12 – Surface and foul water drainage details</b></p> <p>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.</p>	<p>Yes – 1 July 2020                  P/00987/040</p> <p>a) Drainage Design Strategy by Doran Consulting dated February 2020;</p> <p>b) Design Note by Doran Consulting Engineers dated May 2020;</p> <p>c) DWG No. 192047-DC-XX-XX-SK-C-001 - 1in100 year+30% Exceedance Flow Modelling by Doran Consulting</p>	<p>1. <b>Can this condition still be complied with in full despite the Proposed Development?</b> Yes. The Proposed Development does not affect the existing drainage system. There may be minor alterations in flow rates as a result of the Proposed Development but the system and model will remain exactly the same.</p> <p>2. <b>Should a similar condition apply to the Proposed Development?</b> No. This condition has already been discharged and the details secured by C12 are unaffected by the Proposed Development. The details approved pursuant to this condition are relevant to the construction of the drainage system and there are no ongoing elements of this condition which the Proposed Development should be required to not breach. It is therefore not considered necessary to provide in the DCO</p>	<p>N/A</p>



	<p>Engineers dated May 2020;</p> <p>d) DWG No. 192047-DC-XX-XX-SK-C-002 - 1in200 year+30% Exceedance Flow Modelling by Doran Consulting Engineers;</p> <p>e) DWG No. 192047-DC-XX-XX-SK-C-003 - 1in1000 year+30% Exceedance Flow Modelling by Doran Consulting Engineers;</p> <p>f) DWG No. 192047-DC-XX-XX-SK-C-004 Anticipated Overland Flows by Doran Consulting Engineers;</p> <p>g) Drainage maintenance</p>	<p>that the Proposed Development must not breach the approved details.</p> <p>3. <b>Is anything additional required (such as additional mitigation, additions or changes to approved plans) as a result of the Proposed Development?</b>                  No.</p>	
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	<p>Plan by Doran Consulting Engineers dated May 2020;</p> <p>h) Exceedance Flow Modelling Calculations by Doran Consulting Engineers dated May 2020;</p>		
<p><b>Condition 13 – Odour Management Plan</b></p> <p><b>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.</b></p> <p>Thereafter, the approved details shall be maintained, operated and retained throughout the operational life of the development.</p>	<p>Yes – 12 March 2020</p> <p>P/00987/036</p> <p>Slough Multifuel – Odour Management Plan – November 2019 (Doc Ref No. 13.1)</p>	<ol style="list-style-type: none"> <li>1. <b>Can this condition still be complied with in full despite the Proposed Development?</b>                  Yes. There are no changes to the approved plan required in connection with the Proposed Development.</li> <li>2. <b>Should a similar condition apply to the Proposed Development?</b> Not in respect of the pre-commencement element which has been discharged. Yes - for the ongoing element of this condition (however see the ongoing section below for further detail).</li> <li>3. <b>Is anything additional required (such as additional mitigation, additions or changes to approved plans) as a result of the Proposed Development?</b></li> </ol>	<p>N/A in so far as it relates to pre-commencement</p>

		No. The Proposed Development will not result in any additional odour or changes to the approved plan.	
<p><b>Condition 14 – Flood Prevention Scheme</b></p> <p>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:</p> <ol style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>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</li> </ol>	<p>Yes – 1 July 2020                  P/00987/040</p> <ol style="list-style-type: none"> <li>a) Drainage Design Strategy by Doran Consulting dated February 2020;</li> <li>b) Design Note by Doran Consulting Engineers dated May 2020;</li> <li>c) DWG No. 192047-DC-XX-XX-SK-C-001 - 1in100 year+30% Exceedance Flow Modelling by Doran Consulting Engineers dated May 2020;</li> <li>d) DWG No. 192047-DC-XX-</li> </ol>	<ol style="list-style-type: none"> <li>1. <b>Can this condition still be complied with in full despite the Proposed Development?</b> Yes. There will be no change to the approved scheme as a result of the Proposed Development.</li> <li>2. <b>Should a similar condition apply to the Proposed Development?</b> No. This condition has already been discharged and the scheme approved pursuant to C14 will be unaffected by the Proposed Development. The scheme approved pursuant to C14 is relevant to the construction of the site and there are no ongoing elements of the scheme that the Proposed Development should be required to not breach. It is therefore not considered necessary to provide in the DCO that the Proposed Development must not breach the approved details.</li> <li>3. <b>Is anything additional required (such as additional mitigation, additions or changes to approved plans) as a result of</b></li> </ol>	N/A

<p>be implemented and retained thereafter.</p>	<p>XX-SK-C-002 -                      1in200                      year+30%                      Exceedance                      Flow Modelling                      by Doran                      Consulting                      Engineers;</p> <p>e) DWG No.                      192047-DC-XX-                      XX-SK-C-003 -                      1in1000                      year+30%                      Exceedance                      Flow Modelling                      by Doran                      Consulting                      Engineers;</p> <p>f) DWG No.                      192047-DC-XX-                      XX-SK-C-004                      Anticipated                      Overland Flows                      by Doran                      Consulting                      Engineers;</p> <p>g) Drainage                      maintenance                      Plan by Doran                      Consulting                      Engineers dated                      May 2020;</p>	<p><b>the Proposed Development?</b>                      No. The scheme approved                      pursuant to C14 will be                      unaffected by the Proposed                      Development.</p>	
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	h) Exceedance Flow Modelling Calculations by Doran Consulting Engineers dated May 2020;		
<p><b>Condition 15 - Design and Construction Scheme with Hydro-Geological Risk Assessment for the Fuel Bunkers</b></p> <p>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.</p>	<p>Yes – 5 June 2020                      P/00987/039                      Hydro-geological Risk Assessment (Doran) – December 2019</p>	<ol style="list-style-type: none"> <li>1. <b>Can this condition still be complied with in full despite the Proposed Development?</b>                      Yes. The works which have been done pursuant to C15 are unaffected by the Proposed Development.</li> <li>2. <b>Should a similar condition apply to the Proposed Development?</b> No. This condition has already been discharged and nothing further needs to be done to comply with it. The approved scheme is unaffected by the Proposed Development.</li> <li>3. <b>Is anything additional required (such as additional mitigation, additions or changes to approved plans) as a result of the Proposed Development?</b>                      No. The requirements of C15 have already been met and nothing further needs to be done to comply with them.</li> </ol>	<p>N/A</p>

<p><b>Condition 16 - Local Liaison Group</b></p> <p>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.</p>	<p>Yes – 18 May 2020                  P/00987/04</p> <p>Appendix 1 to letter dated 24 February 2020 (Local Liaison Group Details)</p>	<ol style="list-style-type: none"> <li><b>1. Can this condition still be complied with in full despite the Proposed Development?</b>                      Yes. None of the details of the Local Liaison Group will need to change in connection with the Proposed Development.</li> <li><b>2. Should a similar condition apply to the Proposed Development?</b> Yes. The DCO should make it clear that the Local Liaison Group will continue to operate for the purpose of the Proposed Development.</li> <li><b>3. Is anything additional required (such as additional mitigation, additions or changes to approved plans) as a result of the Proposed Development?</b>                      No.</li> </ol>	<p>See requirement 5</p>
<p><b>Condition 17 - CEMP</b></p> <p><b>Prior to the commencement of development, a Construction Environmental Management Plan</b> shall be submitted to, approved in writing by, and deposited with the Local Planning Authority. The statement shall include provision for:</p> <ol style="list-style-type: none"> <li>the parking of site operatives and visitors vehicles;</li> <li>loading and unloading of plant and materials;</li> </ol>	<p>Yes – 29 September 2020                  P/00987/047</p> <ol style="list-style-type: none"> <li>Construction site layout – Tower Cranes, dated 13.09.2019, Recd 14/04/2020</li> </ol>	<ol style="list-style-type: none"> <li><b>1. Can this condition still be complied with in full despite the Proposed Development?</b>                      Yes. No changes to the CEMP are required in connection with the Proposed Development.</li> <li><b>2. Should a similar condition apply to the Proposed Development?</b> Not in respect of the pre-commencement element which has been discharged. However, the DCO should make it</li> </ol>	<p>N/A so far as it relates to pre-commencement</p>

<p>c) <b>management of construction traffic</b> and access/haul routes and controlled hours of delivery including; [xx]</p> <p>d) Storage of plant and materials to be used.</p> <p>e) <b>A scheme for recycling /disposal of waste from demolition and construction works.</b></p> <p>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.</p> <p>g) <b>Noise and Vibration Management and Monitoring Plan</b> 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.</p> <p>h) <b>Dust Management and Monitoring Plan</b> with quarterly reporting to the</p>	<p>b) Construction site layout – Delivery routes, dated 13.09.2019, Recd 19/06/2020</p> <p>c) Construction and Environmental Management Plan, dated April 2020, Recd 14/04/2020</p> <p>d) Construction Traffic Management Plan, dated April 2020, Recd 14/04/2020</p> <p>e) Abnormal load route details, dated April 2020, Recd 14/04/2020</p> <p>f) Site waste management plan, dated April 2020, Recd 14/04/2020</p> <p>g) Noise dust and vibration management</p>	<p>clear that the construction of the Proposed Development must be carried out in compliance with the CEMP (see the reference to this condition under the construction heading below for further detail).</p> <p>3. <b>Is anything additional required (such as additional mitigation, additions or changes to approved plans) as a result of the Proposed Development?</b>                  No. No changes to the CEMP are required in connection with the Proposed Development.</p>	
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<p>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.</p> <p>i) [no (i) used in the planning condition]</p> <p>j) <b>Spillage Plan</b> 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.</p> <p>k) <b>Noise Control During Construction</b>              - 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</p>	<p>plan, dated April 2020, Recd 14/04/2020</p> <p>h) Project programme, dated 19-Mar-20, Recd 14/04/2020</p> <p>i) Spill response information, Recd 14/04/2020</p>		
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<p>and 7:00am Monday to Friday and at no time during the weekend.</p> <p>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:</p> <ul style="list-style-type: none"> <li>• impact wrenches;</li> <li>• sheet piling (auger piling would be acceptable);</li> <li>• concrete scabbling; and</li> <li>• concrete jack hammering.</li> </ul> <p>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.</p>			
<p><b>Condition 18 - Fauna Management Plan</b></p> <p><b>The commencement of the development shall not take place until</b> there has been submitted to, and approved in writing by the Local Planning Authority, in consultation with</p>	<p>Yes – 12 March 2020                  P/00987/036                  Slough Multifuel -                  Fauna Management</p>	<p>1. <b>Can this condition still be complied with in full despite the Proposed Development?</b>                  Yes. No changes to the approved</p>	<p>N/A in so far as it relates to pre-commencement</p>

<p>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.</p>	<p>Plan - November 2019 (Doc Ref No. 18.1)</p>	<p>plan are required in connection with the Proposed Development.</p> <p>2. <b>Should a similar condition apply to the Proposed Development?</b> Not in respect of the pre-commencement element which has been discharged. However yes, the plan approved pursuant to C18 contains ongoing requirements which should apply to the Proposed Development (see further detail under the “ongoing” heading below).</p> <p>3. <b>Is anything additional required (such as additional mitigation, additions or changes to approved plans) as a result of the Proposed Development?</b>                  No. No changes to the approved plan are required in connection with the Proposed Development.</p>	
<p><b>Condition 21 - Construction Compound Details</b></p> <p>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</p>	<p>Yes – part discharge November 2018 and full discharge 22 June 2020                  P/00987/034                  P/00987/046</p> <p>Part Discharge (November 2018):</p>	<p>1. <b>Can this condition still be complied with in full despite the Proposed Development?</b>                  Yes. No changes to the approved details are required in connection with the Proposed Development.</p> <p>2. <b>Should a similar condition apply to the Proposed Development?</b> Not in respect of the pre-commencement element of this condition which has</p>	<p>N/A in so far as it relates to pre-commencement</p>

<p>site as well as surface water drainage and foul sewer connections.</p>	<p>Traffic and Transport Management Plan &amp; Hazard/Risk Assessment Ref: 1193-SPS-DECOM-TMP-001, Prepared by Keltbray</p> <p>Letter for SSE, Ref: RJC/SBC 007 (Dated: 18/09/2018)</p> <p>Full Discharge (June 2020):</p> <p>Slough Multifuel – Stirling Road Pre-Assembly and Construction Laydown Area – Environmental Management Plan (dated April 2020)</p> <p>Construction Site and Pre-Assembly Laydown Area Layout Plan Ref. CAA-HZI-50094788_1</p> <p>Construction Site Layout – Temporary Buildings Plan – Ref. CAA-HZI-50094788_3</p> <p>Construction Site Layout – Delivery Routes and Footpaths</p>	<p>already been discharged. However, the construction compounds approved pursuant to C21 will also be used during construction of the Proposed Development so the DCO should make it clear that the construction of the Proposed Development must comply with the approved details (as such see this condition under the heading of “construction” below).</p> <p>3. <b>Is anything additional required (such as additional mitigation, additions or changes to approved plans) as a result of the Proposed Development?</b>                  No. No changes to the approved details are required in connection with the Proposed Development.</p>	
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	Plan – Ref. CAA-HZI-500947		
<p><b>Condition 38 - Heights and aviation warning lighting</b></p> <p>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:</p> <ul style="list-style-type: none"> <li>a) Precise location of development.</li> <li>b) Date of commencement of construction.</li> <li>c) Date of completion of construction.</li> <li>d) The height above ground level of the tallest structure.</li> <li>e) The maximum extension height of any construction equipment.</li> <li>f) Details of aviation warning lighting fitted to the structure(s).</li> </ul>	<p>Yes – 22 May 2020</p> <p>P/00987/048</p> <p>Email correspondence with Defence Geographic Centre, dated 20/05/2020 and 21/05/2020.</p>	<ol style="list-style-type: none"> <li>1. <b>Can this condition still be complied with in full despite the Proposed Development?</b> Yes. The height of the facility is unaffected by the Proposed Development.</li> <li>2. <b>Should a similar condition apply to the Proposed Development?</b> No. C38 has already been complied with and nothing further needs to be done. The details submitted in discharge of this condition are unaffected by the Proposed Development.</li> <li>3. <b>Is anything additional required (such as additional mitigation, additions or changes to approved plans) as a result of the Proposed Development?</b> No. The height of the facility is unaffected by the Proposed Development.</li> </ol>	N/A
<b>P/00987/025 – Further Development Permission</b>			
<p><b>Condition 3 - Cycle Parking</b></p> <p><b>No development shall be begun until details of the cycle parking provision (including location, housing and cycle stand details) have been submitted to and</b></p>	<p>Yes - 6 May 2020</p> <p>P/00987/038</p>	<ol style="list-style-type: none"> <li>1. <b>Can this condition still be complied with in full despite the Proposed Development?</b> Yes. The cycle parking details are</li> </ol>	N/A in so far as it relates to pre-commencement

<p><b>approved in writing by the Local Planning Authority.</b> 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.</p>		<p>unchanged by the Proposed Development.</p> <p>2. <b>Should a similar condition apply to the Proposed Development?</b> Not in respect of the pre-commencement element (which has been discharged). Please see comments below in respect of the ongoing element of this condition.</p> <p>3. <b>Is anything additional required (such as additional mitigation, additions or changes to approved plans) as a result of the Proposed Development?</b>                  No. The cycle parking details are unchanged by the Proposed Development.</p>	
<p><b>Condition 4 - Living wall</b></p> <p>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.</p>	<p>Yes - 6 May 2020                  P/00987/038</p>	<p>1. <b>Can this condition still be complied with in full despite the Proposed Development?</b>                  Yes. The details are unchanged by the Proposed Development.</p> <p>2. <b>Should a similar condition apply to the Proposed Development?</b> Not in respect of the pre-commencement element which has been discharged. However there is an ongoing element to this condition which is appropriate to also relate to the Proposed Development.</p>	<p>N/A in so far as it relates to pre-commencement</p>

		<p>3. <b>Is anything additional required (such as additional mitigation, additions or changes to approved plans) as a result of the Proposed Development?</b>                  No. The details are unchanged by the Proposed Development.</p>	
<p><b>Condition 5 - Materials</b>                  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 and the development shall be carried out in accordance with the details approved.</p>	<p>Yes - 6 May 2020                  P/00987/038</p>	<p>1. <b>Can this condition still be complied with in full despite the Proposed Development?</b>                  Yes. The materials used in connection with the Proposed Development do not require approval. The Proposed Development does not affect any of the previously approved materials.</p> <p>2. <b>Should a similar condition apply to the Proposed Development?</b> No. This condition has already been discharged and will be unaffected by the Proposed Development. The materials used in connection with the Proposed Development do not require approval.</p> <p>3. <b>Is anything additional required (such as additional mitigation, additions or changes to approved plans) as a result of the Proposed Development?</b>                  No. The materials used in connection with the Proposed</p>	<p>N/A</p>

		Development do not require approval. The Proposed Development does not affect any of the previously approved materials.	
<b>CONSTRUCTION</b>			
<b>P/00987/051 – SMF Permission</b>			
<p><b>Condition 2 - Implementation in accordance with plans</b></p> <p>The development hereby approved shall be implemented only in accordance with the following plans and drawings hereby approved by the Local Planning Authority:</p> <ul style="list-style-type: none"> <li>a) Site Location Plan, Drawing No. DWD/7784/01, Recd 07/10/2014</li> <li>b) Site Layout, Drawing No. VAA-WA-50080000 Rev 5.0; dated 21.12.21; Recd 23/12/2021</li> <li>c) Parameter Drawing for North Elevation, Drawing No. VAA-WA-50084040 Rev 4.0; Dated Dec 2021; Recd 23/12/2021</li> <li>d) Parameter Drawing for East Elevation, Drawing No. VAA-WA-50084041 Rev 4.0; Dated Dec 2021; Recd 23/12/2021</li> <li>e) Parameter Drawing for South Elevation, Drawing No. VAA-WA-</li> </ul>	N/A	<ol style="list-style-type: none"> <li>1. <b>Can this condition still be complied with in full despite the Proposed Development?</b> Yes. None of the plans approved pursuant to C2 will change as a result of the Proposed Development.</li> <li>2. <b>Should a similar condition apply to the Proposed Development?</b> No. The Proposed Development will be described in Schedule 1 to the DCO.</li> <li>3. <b>Is anything additional required (such as additional mitigation, additions or changes to approved plans) as a result of the Proposed Development?</b> No. None of the plans approved pursuant to C2 will change as a result of the Proposed Development.</li> </ol>	N/A

<p>50084042 Rev 4.0; Dated Dec 2021; Recd 23/12/2021</p> <p>f) Parameter Drawing for West Elevation, Drawing No. VAA-WA-50084043 Rev 4.0; Dated Dec 2021; Recd 23/12/2021</p> <p>g) Access layout Drawing Ref. VAA-WA-50080061 Rev 6.0 Access Layout; dated 21.12.21; Recd 23/12/2021</p> <p>The plans submitted are in the form of parameter plans which define the maximum envelope for the proposed development.</p>			
<p><b>Condition 3 - Approval of details</b></p> <p>The development hereby approved shall be carried out in accordance with the following details.</p> <p>The height of the emission chimney stack(s) shall not exceed 90m (agl) unless prior written approval is obtained from the Local Planning Authority.</p> <p>The maximum height of the highest building shall not exceed 48m (agl) unless prior written approval has been obtained from the Local Planning Authority.</p> <p>The quality of design shall be in accordance with the principles set out within the Design Code, Dated September 2014.</p> <p>The development shall thereafter be carried out only in accordance with the approved scheme subject to any changes to such</p>	<p>N/A</p>	<ol style="list-style-type: none"> <li>1. <b>Can this condition still be complied with in full despite the Proposed Development?</b> Yes. None of the plans approved pursuant to C3 will change as a result of the Proposed Development.</li> <li>2. <b>Should a similar condition apply to the Proposed Development?</b> No. The Proposed Development will be described in Schedule 1 to the DCO.</li> <li>3. <b>Is anything additional required (such as additional mitigation, additions or changes to approved plans) as a result of the Proposed Development?</b> No. None of the plans approved</li> </ol>	<p>N/A</p>



<p>scheme that obtain prior written approval from the Local Planning Authority before any alterations take place.</p>		<p>pursuant to C3 will change as a result of the Proposed Development.</p>	
<p><b>Condition 11 - Prevention of pollution during construction</b></p> <p>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.</p>	<p>N/A</p>	<ol style="list-style-type: none"> <li>1. <b>Can this condition still be complied with in full despite the Proposed Development?</b> Yes.</li> <li>2. <b>Should a similar condition apply to the Proposed Development?</b> Yes. There will be no impact on the matters secured by this condition as a result of the construction of the Proposed Development, but for certainty it is considered appropriate that the DCO makes it clear that the construction of the Proposed Development must not breach the requirements of this condition.</li> <li>3. <b>Is anything additional required (such as additional mitigation, additions or changes to approved plans) as a result of the Proposed Development?</b> No.</li> </ol>	<p>See requirement 3(a)</p>
<p><b>Condition 17 - CEMP</b></p> <p>Prior to the commencement of development, a Construction Environmental Management Plan shall be submitted to, approved in writing by, and deposited with the Local</p>	<p>Yes – 29 September 2020                  P/00987/047</p> <p>a) Construction site layout – Tower</p>	<ol style="list-style-type: none"> <li>1. <b>Can this condition still be complied with in full despite the Proposed Development?</b> Yes. No changes to the CEMP are required in connection with the Proposed Development.</li> </ol>	<p>See:                  Article 11 which secures the approved CEMP as a certified document                  requirement 3(b)</p>

<p>Planning Authority. The statement shall include provision for:</p> <ul style="list-style-type: none"> <li>a) the parking of site operatives and visitors vehicles;</li> <li>b) loading and unloading of plant and materials;</li> <li>c) <b>management of construction traffic</b> and access/haul routes and controlled hours of delivery including; [xx]</li> <li>d) Storage of plant and materials to be used.</li> <li>e) <b>A scheme for recycling /disposal of waste from demolition and construction works.</b></li> <li>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.</li> <li>g) <b>Noise and Vibration Management and Monitoring Plan</b> 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</li> </ul>	<ul style="list-style-type: none"> <li>Cranes, dated 13.09.2019, Recd 14/04/2020</li> <li>b) Construction site layout – Delivery routes, dated 13.09.2019, Recd 19/06/2020</li> <li>c) Construction and Environmental Management Plan, dated April 2020, Recd 14/04/2020</li> <li>d) Construction Traffic Management Plan, dated April 2020, Recd 14/04/2020</li> <li>e) Abnormal load route details, dated April 2020, Recd 14/04/2020</li> <li>f) Site waste management plan, dated April</li> </ul>	<ul style="list-style-type: none"> <li>2. <b>Should a similar condition apply to the Proposed Development?</b> Yes. As described in the Environmental Statement, the construction of the Proposed Development must be controlled by the measures included in the approved CEMP. It is therefore considered appropriate that the DCO makes this clear.</li> <li>3. <b>Is anything additional required (such as additional mitigation, additions or changes to approved plans) as a result of the Proposed Development?</b> No changes to the CEMP are required in connection with the Proposed Development.</li> </ul>	<p>requirement 4</p>
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<p>phase to safeguard adjacent neighbouring properties from significance annoyances in accordance with British Standard:6472-1 and 5228.</p> <p>h) <b>Dust Management and Monitoring Plan</b> 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.</p> <p>i) [not used in the planning condition]</p> <p>j) <b>Spillage Plan</b> 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.</p> <p>k) <b>Noise Control During Construction</b>          - 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</p>	<p>2020, Recd          14/04/2020</p> <p>g) Noise dust and vibration management plan, dated April 2020, Recd 14/04/2020</p> <p>h) Project programme, dated 19-Mar-20, Recd 14/04/2020</p> <p>i) [not used in the planning condition]</p> <p>j) Spill response information, Recd 14/04/2020</p>		
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<p>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.</p> <p>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:</p> <ul style="list-style-type: none"> <li>• impact wrenches;</li> <li>• sheet piling (auger piling would be acceptable);</li> <li>• concrete scabbling; and</li> <li>• concrete jack hammering.</li> </ul> <p>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.</p>			
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<p><b>Condition 19 - Contamination</b></p> <p>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.</p>	<p>No</p>	<ol style="list-style-type: none"> <li>1. <b>Can this condition still be complied with in full despite the Proposed Development?</b>                  Yes. C19 will be unaffected by the Proposed Development.</li> <li>2. <b>Should a similar condition apply to the Proposed Development?</b> No. There are no groundworks proposed as part of the Proposed Development so this is not relevant.</li> <li>3. <b>Is anything additional required (such as additional mitigation, additions or changes to approved plans) as a result of the Proposed Development?</b>                  No. There are no groundworks proposed as part of the Proposed Development so this is not relevant.</li> </ol>	<p>N/A</p>
<p><b>Condition 20 - Noise levels</b></p> <p>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.</p> <p>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</p>	<p>N/A</p>	<ol style="list-style-type: none"> <li>1. <b>Can this condition still be complied with in full despite the Proposed Development?</b>                  Yes. The installation of the Proposed Development will not result in additional noise impact.</li> <li>2. <b>Should a similar condition apply to the Proposed Development?</b> Yes. There will be no impact on the matters secured by this condition as a result of the Proposed Development, but for</li> </ol>	<p>See requirement 3(a)</p>

<p>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.</p>		<p>certainty the DCO makes it clear that the Proposed Development must not breach the requirements of the condition.</p> <p><b>3. Is anything additional required (such as additional mitigation, additions or changes to approved plans) as a result of the Proposed Development?</b>                  No. The Proposed Development will not result in additional noise impact.</p>	
<p><b>Condition 21 - Construction Compound Details</b></p> <p>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.</p>	<p>Yes – part discharge November 2018 and full discharge 22 June 2020                  P/00987/034                  P/00987/046</p> <p>Part Discharge (November 2018):                  Traffic and Transport Management Plan &amp; Hazard/Risk Assessment Ref: 1193-SPS-DECOM-TMP-001, Prepared by Keltbray</p> <p>Letter for SSE, Ref: RJC/SBC 007 (Dated: 18/09/2018)</p>	<p>1. <b>Can this condition still be complied with in full despite the Proposed Development?</b>                  Yes. No changes to the approved details are required in connection with the Proposed Development.</p> <p>2. <b>Should a similar condition apply to the Proposed Development?</b> Yes, but not in respect of the pre-commencement element of this condition which has already been discharged. There will be no impact on the matters secured by this condition as a result of the Proposed Development, but the construction compounds approved pursuant to C21 will also be used during construction of the Proposed Development, so for certainty the DCO makes it</p>	<p>See requirement 3(b)</p>

	<p>Full Discharge (June 2020):</p> <p>Slough Multifuel – Stirling Road Pre-Assembly and Construction Laydown Area – Environmental Management Plan (dated April 2020)</p> <p>Construction Site and Pre-Assembly Laydown Area Layout Plan Ref. CAA-HZI-50094788_1</p> <p>Construction Site Layout – Temporary Buildings Plan – Ref. CAA-HZI-50094788_3</p> <p>Construction Site Layout – Delivery Routes and Footpaths Plan – Ref. CAA-HZI-500947</p>	<p>clear that the construction of the Proposed Development must not breach the approved details.</p> <p>3. <b>Is anything additional required (such as additional mitigation, additions or changes to approved plans) as a result of the Proposed Development?</b>                  No. No changes to the approved details are required in connection with the Proposed Development.</p>	
<p><b>Condition 24 - Access</b></p> <p>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.</p>	<p>N/A</p>	<p>1. <b>Can this condition still be complied with in full despite the Proposed Development?</b>                  Yes. The Proposed Development will not affect operational access.</p> <p>2. <b>Should a similar condition apply to the Proposed Development?</b> Yes. There will be no impact on the matters secured</p>	<p>See requirement 3(a)</p>

		<p>by this condition as a result of the Proposed Development as it does not include or change the operational access, but in the interest of certainty it is considered appropriate that the DCO makes it clear that the construction of the Proposed Development must not breach the approved access details.</p> <p>3. <b>Is anything additional required (such as additional mitigation, additions or changes to approved plans) as a result of the Proposed Development?</b>                  No. The Proposed Development will not affect operational access.</p>	
<p><b>Condition 26 - Drainage</b></p> <p>During constructions no water, effluent or drainage shall be discharged from the site directly onto the highway and/or into the highway drainage system.</p>	<p>No</p>	<p>1. <b>Can this condition still be complied with in full despite the Proposed Development?</b>                  Yes.</p> <p>2. <b>Should a similar condition apply to the Proposed Development?</b> Yes. There will be no impact on the matters secured by this condition as a result of the Proposed Development, but for certainty it is considered appropriate that the DCO makes it clear that the construction of the Proposed Development should</p>	<p>See requirement 3(a)</p>



		<p>not breach the requirements of this condition.</p> <p>3. <b>Is anything additional required (such as additional mitigation, additions or changes to approved plans) as a result of the Proposed Development?</b>                  No.</p>	
<p><b>Condition 27 - Piling</b></p> <p>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.</p>	No	<p>1. <b>Can this condition still be complied with in full despite the Proposed Development?</b>                  Yes. The works have already been completed and will not be affected by the Proposed Development.</p> <p>2. <b>Should a similar condition apply to the Proposed Development?</b> No. The works have already been completed and will not be affected by the Proposed Development.</p> <p>3. <b>Is anything additional required (such as additional mitigation, additions or changes to approved plans) as a result of the Proposed Development?</b>                  No. The works have already been completed and will not be affected by the Proposed Development.</p>	N/A
<p><b>P/00987/052 – Western Site Infrastructure Permission</b></p>			

<p><b>Condition 2</b></p> <p>The development hereby approved shall be implemented only in accordance with the following plans and drawings hereby approved by the Local Planning Authority:</p> <ul style="list-style-type: none"> <li>a) Site location plan</li> <li>b) Drawing no. 50085050 Rev 0.0 Dated 09.03.22, Recd: 10/03/2022</li> <li>c) Drawing no. 50085055 Rev 0.0 Dated 09.03.22, Recd: 10/03/2022</li> <li>d) Drawing no. 50085010 Rev 0.0 Dated 09.03.22, Recd: 10/03/2022</li> <li>e) Drawing no. 50085040 Rev 0.0 Dated 09.03.22, Recd: 10/03/2022</li> </ul>	<p>N/A</p>	<ol style="list-style-type: none"> <li>1. <b>Can this condition still be complied with in full despite the Proposed Development?</b>                  Yes. None of the plans approved pursuant to C2 will change as a result of the Proposed Development.</li> <li>2. <b>Should a similar condition apply to the Proposed Development?</b> No. The Proposed Development will be described in Schedule 1 to the DCO.</li> <li>3. <b>Is anything additional required (such as additional mitigation, additions or changes to approved plans) as a result of the Proposed Development?</b>                  No. None of the plans approved pursuant to C2 will change as a result of the Proposed Development.</li> </ol>	<p>N/A</p>
<p><b>Condition 3</b></p> <p>The external materials used in the construction of the development hereby approved shall be in accordance with details provided within Drawing no.50085055 Rev 0.0 Dated 09.03.22, Recd: 10/03/2022 and Drawing no. 50085040 Rev 0.0 Dated 09.03.22, Recd: 20/02/2022</p>	<p>N/A</p>	<ol style="list-style-type: none"> <li>1. <b>Can this condition still be complied with in full despite the Proposed Development?</b>                  Yes. None of the materials approved pursuant to C3 will change as a result of the Proposed Development.</li> <li>2. <b>Should a similar condition apply to the Proposed Development?</b> No. The</li> </ol>	<p>N/A</p>

		<p>Proposed Development will be described in Schedule 1 to the DCO.</p> <p>3. <b>Is anything additional required (such as additional mitigation, additions or changes to approved plans) as a result of the Proposed Development?</b>                  No. None of the materials approved pursuant to C3 will change as a result of the Proposed Development.</p>	
<b>P/19876/000 – Greenock Road Permission</b>			
<p><b>Condition 2</b></p> <p>The development hereby approved shall be implemented only in accordance with the following plans and drawings hereby approved by the Local Planning Authority:</p> <p>Site location plan dated 2022, received 22 February 2022;</p> <p>Site layout plan dated 2022, received 22 February 2022;</p> <p>Amended Design and Access Statement, received 11 April 2022;</p> <p>Drawing no. 50080061 rev 6.0 dated 21.12.21, received 28 June 2022; and</p> <p>Drawing no. 50080052 rev. 4.0 dated 21.12.21, received 28 June 2022</p>	N/A	<p>1. <b>Can this condition still be complied with in full despite the Proposed Development?</b>                  Yes. None of the plans approved pursuant to C2 will change as a result of the Proposed Development.</p> <p>2. <b>Should a similar condition apply to the Proposed Development?</b> No. The Proposed Development will be described in Schedule 1 to the DCO.</p> <p>3. <b>Is anything additional required (such as additional mitigation, additions or changes to approved plans) as a result of the Proposed Development?</b>                  No. None of the plans approved</p>	N/A

		pursuant to C2 will change as a result of the Proposed Development.	
<p><b>Condition 3</b></p> <p>The proposed fence shall be constructed using materials that match the colour, texture and design of the existing boundary treatment at the date of this permission.</p>	N/A	<p>1. <b>Can this condition still be complied with in full despite the Proposed Development?</b> Yes. None of the materials approved pursuant to C3 will change as a result of the Proposed Development.</p> <p>2. <b>Should a similar condition apply to the Proposed Development?</b> No. The Proposed Development will be described in Schedule 1 to the DCO.</p> <p>3. <b>Is anything additional required (such as additional mitigation, additions or changes to approved plans) as a result of the Proposed Development?</b> No. None of the materials approved pursuant to C3 will change as a result of the Proposed Development.</p>	N/A
<b>P/20018/000 - Cooling Tower Permission</b>			
<p><b>Condition 2</b></p> <p>The development hereby approved shall be implemented only in accordance with the following plans and drawings hereby approved by the Local Planning Authority:</p>	N/A	<p>1. <b>Can this condition still be complied with in full despite the Proposed Development?</b> Yes. None of the plans approved pursuant to C2 will change as a</p>	N/A

<p>(a) Drawing title: Proposed Site Layout, Dated July 2022, Recd: 28/07/2022</p> <p>(b) Drawing title: Site Elevations – Proposed, Dated July 2022, Recd: 28/07/2022</p> <p>(c) Drawing title: Proposed Acid Tank, Dated July 2022, Recd: 28/07/2022</p> <p>(d) Drawing title: Proposed Tower Ladder, Dated July 2022, Recd: 28/07/2022</p> <p>(e) Drawing title: Proposed Stair Tower, Dated July 2022, Recd: 28/07/2022</p> <p>(f) Drawing title: Proposed E-House, Dated July 2022, Recd: 28/07/2022</p> <p>(g) Drawing title: Site Location Plan, Scale 1:1250, Recd: 11/08/2022</p> <p>(h) Drawing title: Site Plan, Dated July 2022, Recd: 11/08/2022</p>		<p>result of the Proposed Development.</p> <p>2. <b>Should a similar condition apply to the Proposed Development?</b> No. The Proposed Development will be described in Schedule 1 to the DCO.</p> <p>3. <b>Is anything additional required (such as additional mitigation, additions or changes to approved plans) as a result of the Proposed Development?</b> No. None of the plans approved pursuant to C2 will change as a result of the Proposed Development.</p>	
<b>PRE-OCCUPATION / USE / COMMISSIONING</b>			
<b>P/00987/051 – SMF Permission</b>			
<p><b>Condition 7 - Contaminated Land Strategy</b></p> <p>Prior to the first occupation of the development hereby approved, remediation works shall have been carried out in accordance with a Contaminated Land Mitigation and Remediation Strategy (CLMRS). The CLMRS shall have been submitted to and approved in writing by the Local Planning Authority. The CLMRS shall, as a minimum, contain details of any additional site investigation undertaken with a</p>	No	<p>1. <b>Can this condition still be complied with in full despite the Proposed Development?</b> Yes. The CLMRS is unaffected by the Proposed Development.</p> <p>2. <b>Should a similar condition apply to the Proposed Development?</b> No. There are no groundworks associated with the</p>	N/A

<p>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.</p>		<p>Proposed Development so this condition is not relevant.</p> <p>3. <b>Is anything additional required (such as additional mitigation, additions or changes to approved plans) as a result of the Proposed Development?</b>                  No. There are no groundworks associated with the Proposed Development so this condition is not relevant.</p>	
<p><b>Condition 9 – CLMRS Verification Report</b></p> <p>Prior to first occupation of the development hereby approved, a verification report demonstrating completion of the works set out in the approved Contaminated Land Mitigation and Remediation Strategy (CLMRS) 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 CLMRS 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 CLMRS verification plan, and for the reporting of this to the Local Planning Authority. The long-term controlled waters</p>	<p>No</p>	<p>This links with C7 so see comments above.</p> <p>1. <b>Can this condition still be complied with in full despite the Proposed Development?</b>                  Yes. The CLMRS is unaffected by the Proposed Development.</p> <p>2. <b>Should a similar condition apply to the Proposed Development?</b> Yes, as it goes to pre-occupation (see also commentary under the heading of ongoing conditions). There will be no impact on the matters secured by this condition as a result of the Proposed Development, but for certainty the DCO makes it clear that the Proposed Development should not be commissioned until the requirements of this condition have been satisfied.</p>	<p>See requirement 6(a)</p>

<p>receptors monitoring, and maintenance plan shall be implemented as approved.</p>		<p>3. <b>Is anything additional required (such as additional mitigation, additions or changes to approved plans) as a result of the Proposed Development?</b>                  No. The CLMRS is unaffected by the Proposed Development.</p>	
<p><b>Condition 25 - Remediation Validation</b>                  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.</p>		<p>1. <b>Can this condition still be complied with in full despite the Proposed Development?</b>                  Yes. The remediation works are unaffected by the Proposed Development.</p> <p>2. <b>Should a similar condition apply to the Proposed Development?</b> No. The remediation works are unaffected by the Proposed Development.</p> <p>3. <b>Is anything additional required (such as additional mitigation, additions or changes to approved plans) as a result of the Proposed Development?</b>                  No. The remediation works are unaffected by the Proposed Development.</p>	<p>N/A</p>
<p><b>Condition 29 - Noise Monitoring Programme</b>                  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</p>	<p>No</p>	<p>1. <b>Can this condition still be complied with in full despite the Proposed Development?</b>                  Yes. The Proposed Development will not affect the noise monitoring programme.</p>	<p>See requirement 6(a)</p>

<p>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:</p> <ul style="list-style-type: none"> <li>- Provision for investigations and/or additional monitoring in the event of a complaint or a request from Slough Borough Council.</li> <li>- Information to demonstrate that the site boundary condition has been met</li> <li>- 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.</li> <li>- Commitment to provide the report to Slough Borough Council as soon as practicable.</li> </ul>		<p>2. <b>Should a similar condition apply to the Proposed Development?</b> Yes, as it goes to pre-commissioning (see also commentary under the heading of ongoing conditions). There will be no impact on the matters secured by this condition as a result of the Proposed Development, but for certainty the DCO makes it clear that the Proposed Development should not be commissioned until the requirements of this condition have been satisfied.</p> <p>3. <b>Is anything additional required (such as additional mitigation, additions or changes to approved plans) as a result of the Proposed Development?</b> No. The Proposed Development will not affect the noise monitoring programme.</p>	
<p><b>Condition 36 - Highways scheme</b></p> <p>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</p>	<p>No</p>	<p>1. <b>Can this condition still be complied with in full despite the Proposed Development?</b> Yes. The Proposed Development would not affect the highways scheme.</p>	<p>See requirement 6(a)</p>



<p>be submitted to and approved in writing by the Local Planning Authority and implemented in accordance with approved details.</p>		<p>2. <b>Should a similar condition apply to the Proposed Development?</b> Yes, as it goes to pre-occupation (see also commentary under the heading of ongoing conditions). There will be no impact on the matters secured by this condition as a result of the Proposed Development, but for certainty the DCO makes it clear that the operational development of the Proposed Development should not be commissioned until the requirements of this condition have been satisfied.</p> <p>3. <b>Is anything additional required (such as additional mitigation, additions or changes to approved plans) as a result of the Proposed Development?</b>                  No. The Proposed Development would not affect the highways scheme.</p>	
<p><b>Condition 37 - Pest scheme</b>                  The authorised development may not be commissioned until:</p> <p>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</p>	<p>No</p>	<p>1. <b>Can this condition still be complied with in full despite the Proposed Development?</b>                  Yes. The Proposed Development would not affect the pest scheme.</p> <p>2. <b>Should a similar condition apply to the Proposed Development?</b> Yes, as it goes to pre-occupation (see also commentary under the heading of</p>	<p>See requirement 6(a)</p>

<p>b) the approved scheme has been implemented.</p> <p>The approved scheme must be maintained throughout the operation of the authorised development.</p>		<p>ongoing conditions). There will be no impact on the matters secured by this condition as a result of the Proposed Development, but for certainty the DCO makes it clear that the Proposed Development should not be commissioned until the requirements of this condition have been satisfied.</p> <p>3. <b>Is anything additional required (such as additional mitigation, additions or changes to approved plans) as a result of the Proposed Development?</b>                  No. The Proposed Development would not affect the pest scheme.</p>	
<p><b>P/00987/025 – Further Development Permission</b></p>			
<p><b>Condition 6 - Parking spaces</b></p> <p>The development hereby permitted shall <b>not be brought into use</b> until such time as the parking spaces shown on drawing VVAA-WA-50080002, received 23/02/2022, have been laid out in accordance with the provisions of the plan.</p>	<p>TBC</p>	<p>1. <b>Can this condition still be complied with in full despite the Proposed Development?</b>                  Yes. The parking details are unchanged by the Proposed Development.</p> <p>2. <b>Should a similar condition apply to the Proposed Development?</b> Yes, as it goes to pre-occupation (see also commentary under the heading of ongoing conditions). There will be no impact on the matters secured by this condition as a result of the Proposed Development, but for</p>	<p>See requirement 6(b)</p>

		<p>certainty the DCO makes it clear that the Proposed Development should not be commissioned until the requirements of this condition have been satisfied.</p> <p>3. <b>Is anything additional required (such as additional mitigation, additions or changes to approved plans) as a result of the Proposed Development?</b>                  No. The parking details are unchanged by the Proposed Development.</p>	
<b>POST-COMPLETION CONDITIONS</b>			
<b>P/00987/051 – SMF Permission</b>			
<p><b>Condition 32 - Television reception</b></p> <p>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.</p>	No	<p>1. <b>Can this condition still be complied with in full despite the Proposed Development?</b>                  Yes.</p> <p>2. <b>Should a similar condition apply to the Proposed Development?</b> No. It is not necessary for this condition to be complied with separately in respect of the Proposed Development, as the Proposed Development will have no impact on television reception beyond the impact of the existing facility.</p> <p>3. <b>Is anything additional required (such as additional mitigation,</b></p>	N/A

		additions or changes to approved plans) as a result of the Proposed Development? No.	
<b>ONGOING CONDITIONS</b>			
<b>P/00987/051 – SMF Permission</b>			
<p><b>Condition 4 - Landscaping and tree planting scheme</b></p> <p>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.</p> <p>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.</p>	<p>Yes – 9 September 2020</p> <p>P/00987/045</p> <p>Condition 4 (landscaping) - Discharged</p> <p>In accordance with:</p> <ul style="list-style-type: none"> <li>a) VAA-WA-50080060_3.0, dated 30.06.20, Recd 09/07/2020</li> <li>b) VAA-WA-50081010_3.0, dated 30.06.20, Recd 09/07/2020</li> <li>c) VLA-FIRA-50085001_2.0, dated 25.06.20, Recd 09/07/2020</li> </ul>	<ol style="list-style-type: none"> <li>1. <b>Can this condition still be complied with in full despite the Proposed Development?</b> Yes. There are no changes to the landscaping and tree planting approved pursuant to C4 in connection with the Proposed Development.</li> <li>2. <b>Should a similar condition apply to the Proposed Development?</b> Yes. There will be no impact on the matters secured by this condition as a result of the Proposed Development, but for certainty the DCO makes it clear that the Proposed Development must not breach the approved details.</li> <li>3. <b>Is anything additional required (such as additional mitigation, additions or changes to approved plans) as a result of the Proposed Development?</b> No.</li> </ol>	<p>See requirement 7(b)</p>

	<p>d) VLC_FIRA-50080001_1.0, SCHD – Shrub Planting, Recd 09/07/2020</p> <p>e) VLC-FIRA_50080002_1.0, SCHD – Specimen Trees Recd 09/07/2020</p> <p>f) The maintenance programme within Living Wall specification, installation, and irrigation details, produced by ANS Global, Recd 02/04/2020.</p>		
<p><b>Condition 9 - CLMRS Verification Report</b>                  Prior to first occupation of the development hereby approved, a verification report demonstrating completion of the works set out in the approved Contaminated Land Mitigation and Remediation Strategy (CLMRS) with regards to controlled waters and the effectiveness of the remediation of controlled waters shall be submitted to and</p>	<p>No</p>	<p>This links with C7 so see comments above.</p> <ol style="list-style-type: none"> <li><b>Can this condition still be complied with in full despite the Proposed Development?</b>                      Yes. The CLMRS is unaffected by the Proposed Development.</li> <li><b>Should a similar condition apply to the Proposed</b></li> </ol>	<p>See requirement 7(b)</p>

<p>approved, in writing, by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved CLMRS 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 CLMRS 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.</p>		<p><b>Development?</b> Yes. Although there are no groundworks associated with the Proposed Development, the CLMRS contains an ongoing bi-annual requirement to monitor. There will be no impact on the matters covered by this condition as a result of the Proposed Development, but for certainty the DCO makes it clear that the Proposed Development must not breach the requirements of the approved report.</p> <p>3. <b>Is anything additional required (such as additional mitigation, additions or changes to approved plans) as a result of the Proposed Development?</b>                  No. The CLMRS is unaffected by the Proposed Development.</p>	
<p><b>Condition 10 - Surface water drainage</b></p> <p>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.</p>	<p>N/A</p>	<p>1. <b>Can this condition still be complied with in full despite the Proposed Development?</b>                  Yes. Drainage will be unaffected by the Proposed Development.</p> <p>2. <b>Should a similar condition apply to the Proposed Development?</b> Yes.. There will be no impact on the matters secured by this condition as a result of the Proposed Development, but for certainty the</p>	<p>See requirement 7(b)</p>

		<p>DCO makes it clear that the Proposed Development must not breach the approved details.</p> <p>3. <b>Is anything additional required (such as additional mitigation, additions or changes to approved plans) as a result of the Proposed Development?</b>                  No. Drainage will be unaffected by the Proposed Development.</p>	
<p><b>Condition 13 - Odour Management Plan</b></p> <p>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.</p> <p>Thereafter, the approved details shall be maintained, operated and retained throughout the operational life of the development.</p>	<p>Yes – 12 March 2020                  P/00987/036</p> <p>Slough Multifuel –                  Odour Management                  Plan – November 2019                  (Doc Ref No. 13.1)</p> <p>Ongoing operational                  element not capable of                  discharge</p>	<p>1. <b>Can this condition still be complied with in full despite the Proposed Development?</b>                  Yes. There are no changes to the approved plan required in connection with the Proposed Development.</p> <p>2. <b>Should a similar condition apply to the Proposed Development?</b> Yes. The plan approved pursuant to C13 contains ongoing requirements. There will be no impact on the matters secured by this condition as a result of the Proposed Development, but for certainty the DCO makes it clear that the Proposed Development must not breach the approved details.</p> <p>3. <b>Is anything additional required (such as additional mitigation, additions or changes to</b></p>	<p>See requirement 7(b)</p>

		<p><b>approved plans) as a result of the Proposed Development?</b>                  No. The Proposed Development will not result in any additional odour or changes to the approved plan.</p>	
<p><b>Condition 18 - Fauna Management Plan</b>                  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.</p>	<p>Yes – 12 March 2020                  P/00987/036                  Slough Multifuel - Fauna Management Plan - November 2019 (Doc Ref No. 18.1)</p>	<p>1. <b>Can this condition still be complied with in full despite the Proposed Development?</b>                  Yes. No changes to the approved plan are required in connection with the Proposed Development.</p> <p>2. <b>Should a similar condition apply to the Proposed Development?</b> Yes, but not in respect of the pre-commencement element which has been discharged. The plan approved pursuant to C18 contains ongoing requirements. There will be no impact on the matters secured by this condition as a result of the Proposed Development, but for certainty the DCO makes it clear that the Proposed Development must not breach the approved details.</p> <p>3. <b>Is anything additional required (such as additional mitigation, additions or changes to approved plans) as a result of the Proposed Development?</b>                  No. No changes to the approved</p>	<p>See requirement 7(b)</p>



		plan are required in connection with the Proposed Development.	
<p><b>Condition 20 - Noise levels</b></p> <p>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.</p> <p>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.</p>	N/A	<p>4. <b>Can this condition still be complied with in full despite the Proposed Development?</b>                  Yes. The Proposed Development will not result in additional noise impact.</p> <p>5. <b>Should a similar condition apply to the Proposed Development?</b> Yes. There will be no impact on the matters secured by this condition as a result of the Proposed Development, but for certainty the DCO makes it clear that the Proposed Development must not breach the requirements of the condition.</p> <p>6. <b>Is anything additional required (such as additional mitigation, additions or changes to approved plans) as a result of the Proposed Development?</b>                  No. The Proposed Development will not result in additional noise impact.</p>	See requirement 7(a)
<p><b>Condition 23 - Acceptable fuel type</b></p> <p>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</p>	N/A	<p>1. <b>Can this condition still be complied with in full despite the Proposed Development?</b>                  Yes. The Proposed Development will not change the fuel type used.</p>	See requirement 7(a)

<p>up, shut down or boiler stabilisation when natural gas shall be used).</p> <p>There shall be no burning of hazardous waste on site and the facility will only accept pre-treated waste.</p>		<p>2. <b>Should a similar condition apply to the Proposed Development?</b> Yes. There will be no impact on the matters secured by this condition as a result of the Proposed Development, but for certainty the DCO makes it clear that the Proposed Development must not breach the requirements of this condition.</p> <p>3. <b>Is anything additional required (such as additional mitigation, additions or changes to approved plans) as a result of the Proposed Development?</b> No. The Proposed Development will not change the fuel type used.</p>	
<p><b>Condition 28 - Dust</b></p> <p>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.</p>	<p>N/A</p>	<p>1. <b>Can this condition still be complied with in full despite the Proposed Development?</b> Yes.</p> <p>2. <b>Should a similar condition apply to the Proposed Development?</b> Yes. There will be no impact on the matters secured by this condition as a result of the Proposed Development, but for certainty the DCO makes it clear that the Proposed Development must not</p>	<p>See requirement 7(a)</p>

		<p>breach the requirements of this condition.</p> <p>3. <b>Is anything additional required (such as additional mitigation, additions or changes to approved plans) as a result of the Proposed Development?</b>                  No. Compliance with operational best practice will not be affected by the Proposed Development.</p>	
<p><b>Condition 29 - Noise Monitoring Programme</b></p> <p>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:</p> <ul style="list-style-type: none"> <li>- Provision for investigations and/or additional monitoring in the event of a complaint or a request from Slough Borough Council.</li> <li>- Information to demonstrate that the site boundary condition has been met</li> </ul>	No	<p>1. <b>Can this condition still be complied with in full despite the Proposed Development?</b>                  Yes. The Proposed Development will not affect the noise monitoring programme.</p> <p>2. <b>Should a similar condition apply to the Proposed Development?</b> Yes. C29 contains some ongoing requirements in respect of noise monitoring. There will be no impact on the matters secured by this condition as a result of the Proposed Development, but for certainty the DCO makes it clear that the Proposed Development must not breach the approved details.</p> <p>3. <b>Is anything additional required (such as additional mitigation, additions or changes to</b></p>	See requirement 7(b)

<ul style="list-style-type: none"> <li>- Information to demonstrate that Predicted Operational Noise Rating Level</li> <li>- (LAeq,T dB) from the authorised development is the same as, or less than, prevailing background noise levels at nearby sensitive receptors.</li> <li>- Commitment to provide the report to Slough Borough Council as soon as practicable.</li> </ul>		<p><b>approved plans) as a result of the Proposed Development?</b>                  No. The Proposed Development will not affect the noise monitoring programme.</p>	
<p><b>Condition 30 - Fuel deliveries</b></p> <p>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.</p> <p>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.</p>	<p>N/A</p>	<ol style="list-style-type: none"> <li>1. <b>Can this condition still be complied with in full despite the Proposed Development?</b>                      Yes. The fuel delivery process will be unaffected by the Proposed Development.</li> <li>2. <b>Should a similar condition apply to the Proposed Development?</b> Yes. There will be no impact on the matters secured by this condition as a result of the Proposed Development, but for certainty the DCO makes it clear that the Proposed Development must not breach the requirements of this condition.</li> <li>3. <b>Is anything additional required (such as additional mitigation, additions or changes to approved plans) as a result of the Proposed Development?</b></li> </ol>	<p>See requirement 7(a)</p>

		No. The fuel delivery process will be unaffected by the Proposed Development.	
<p><b>Condition 31 - Fuel deliveries</b></p> <p>All laden vehicles delivering waste derived fuels or by-products leaving or entering the site shall be covered or fully enclosed.</p>	N/A	<p>1. <b>Can this condition still be complied with in full despite the Proposed Development?</b>                  Yes. The fuel delivery process will be unaffected by the Proposed Development.</p> <p>2. <b>Should a similar condition apply to the Proposed Development?</b> Yes. There will be no impact on the matters secured by this condition as a result of the Proposed Development, but for certainty the DCO makes it clear that the Proposed Development must not breach the requirements of this condition.</p> <p>3. <b>Is anything additional required (such as additional mitigation, additions or changes to approved plans) as a result of the Proposed Development?</b>                  No. The fuel delivery process will be unaffected by the Proposed Development.</p>	See requirement 7(a)
<p><b>Condition 33 - Sounds systems</b></p> <p>No public address sound systems or reproduction or amplification equipment which is audible at the site boundary shall be</p>	N/A	<p>1. <b>Can this condition still be complied with in full despite the Proposed Development?</b>                  Yes.</p>	See requirement 7(a)

<p>installed or operated on the site without prior written approval of the Local Planning Authority.</p>		<p>2. <b>Should a similar condition apply to the Proposed Development?</b> Yes. There will be no impact on the matters secured by this condition as a result of the Proposed Development, but for certainty the DCO makes it clear that the Proposed Development must not breach the requirements of this condition.</p> <p>3. <b>Is anything additional required (such as additional mitigation, additions or changes to approved plans) as a result of the Proposed Development?</b> No.</p>	
<p><b>Condition 34 - Waste hierarchy</b>                  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.</p>	<p>N/A</p>	<p>1. <b>Can this condition still be complied with in full despite the Proposed Development?</b> Yes.</p> <p>2. <b>Should a similar condition apply to the Proposed Development?</b> Yes. There will be no impact on the matters secured by this condition as a result of the Proposed Development, but for certainty the DCO makes it clear that the Proposed Development must not breach the requirements of this condition.</p>	<p>See requirement 7(a)</p>

		<p>3. <b>Is anything additional required (such as additional mitigation, additions or changes to approved plans) as a result of the Proposed Development?</b>                  No.</p>	
<p><b>Condition 35 - Waste transfer operations</b>                  No waste transfer operations shall take place on site other than in the normal operation of the plant, including:</p> <ul style="list-style-type: none"> <li>- Rejection of non-compliant fuel deliveries</li> <li>- bunker emptying during an unforeseen shutdown</li> <li>- ash and residue storage and dispatch</li> <li>- Tramp metal storage and dispatch</li> </ul>	N/A	<p>1. <b>Can this condition still be complied with in full despite the Proposed Development?</b>                  Yes.</p> <p>2. <b>Should a similar condition apply to the Proposed Development?</b> Yes. There will be no impact on the matters secured by this condition as a result of the Proposed Development, but for certainty the DCO makes it clear that the Proposed Development must not breach the requirements of this condition.</p> <p>3. <b>Is anything additional required (such as additional mitigation, additions or changes to approved plans) as a result of the Proposed Development?</b>                  No.</p>	See requirement 7(a)
<p><b>Condition 36 - Highways scheme</b>                  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</p>	No	<p>1. <b>Can this condition still be complied with in full despite the Proposed Development?</b>                  Yes. The Proposed Development would not affect the highways scheme.</p>	See requirement 7(b)

<p>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.</p>		<p>2. <b>Should a similar condition apply to the Proposed Development?</b> Yes. There will be no impact on the matters secured by this condition as a result of the Proposed Development, but for certainty the DCO makes it clear that the Proposed Development must not breach the approved details.</p> <p>3. <b>Is anything additional required (such as additional mitigation, additions or changes to approved plans) as a result of the Proposed Development?</b> No. The Proposed Development would not affect the highways scheme.</p>	
<p><b>Condition 37 - Pest scheme</b></p> <p>The authorised development may not be commissioned until:</p> <ul style="list-style-type: none"> <li>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</li> <li>b) the approved scheme has been implemented.</li> </ul> <p>The approved scheme must be maintained throughout the operation of the authorised development.</p>	<p>No</p>	<p>1. <b>Can this condition still be complied with in full despite the Proposed Development?</b> Yes. The Proposed Development would not affect the pest scheme.</p> <p>2. <b>Should a similar condition apply to the Proposed Development?</b> Yes. There will be no impact on the matters secured by this condition as a result of the Proposed Development, but for certainty the DCO makes it clear that the Proposed Development</p>	<p>See requirement 7(b)</p>



		<p>must not breach the approved details.</p> <p>3. <b>Is anything additional required (such as additional mitigation, additions or changes to approved plans) as a result of the Proposed Development?</b>                  No. The Proposed Development would not affect the pest scheme.</p>	
<b>P/00987/025 – Further Development Permission</b>			
<p><b>Condition 3 - Cycle Parking</b>                  Shall be retained at all times in the future for this purpose.</p>	N/A	<p>1. <b>Can this condition still be complied with in full despite the Proposed Development?</b>                  Yes. The cycle parking details are unchanged by the Proposed Development.</p> <p>2. <b>Should a similar condition apply to the Proposed Development?</b> Yes. There will be no impact on the matters secured by this condition as a result of the Proposed Development, but for certainty the DCO makes it clear that the Proposed Development must not breach the approved details.</p> <p>3. <b>Is anything additional required (such as additional mitigation, additions or changes to approved plans) as a result of the Proposed Development?</b>                  No. The cycle parking details are</p>	See requirement 7(c)

		unchanged by the Proposed Development.	
<p><b>Condition 4 - Living wall</b></p> <p>Such details once approved shall be maintained throughout the life of the development.</p>	N/A	<p>1. <b>Can this condition still be complied with in full despite the Proposed Development?</b>                  Yes. The details are unchanged by the Proposed Development.</p> <p>2. <b>Should a similar condition apply to the Proposed Development?</b> Yes. There will be no impact on the matters secured by this condition as a result of the Proposed Development, but for certainty the DCO makes it clear that the Proposed Development must not breach the approved details.</p> <p>3. <b>Is anything additional required (such as additional mitigation, additions or changes to approved plans) as a result of the Proposed Development?</b>                  No. The details are unchanged by the Proposed Development.</p>	See requirement 7(c)
<b>PRE-DEMOLITION</b>			
<b>P/00987/051 – SMF Permission</b>			
<p><b>Condition 22 - Decommissioning</b></p> <p>Prior to the commencement of the demolition of the authorised development, the undertaker must submit to the planning authority for its approval a decommissioning</p>	<p>Yes – 7 December 2018</p> <p>P/00987/033</p>	<p>1. <b>Can this condition still be complied with in full despite the Proposed Development?</b>                  Yes. The approved decommissioning scheme is</p>	See requirement 8

<p>and demolition scheme. No demolition works may be carried out until the Local Planning Authority has approved the scheme.</p> <p>The scheme submitted and approved must include details of:</p> <ul style="list-style-type: none"> <li>a) the buildings to be demolished;</li> <li>b) the means of removal of the materials resulting from the decommissioning works;</li> <li>c) the phasing of the demolition and removal works;</li> <li>d) any restoration works to restore the Order land to a condition agreed with the planning authority;</li> <li>e) the phasing of any restoration works;</li> <li>f) a timetable for the implementation of the scheme.</li> </ul> <p>The scheme must be implemented as approved.</p>	<p>Decommissioning and Demolition Plan Issue 02 – Phase 2 &amp; 3 detail; Dated January 2017</p> <p>Letter from SSE, Ref: RJC/SBC 003; Dated 01 February 2018</p>	<p>unaffected by the Proposed Development.</p> <p>2. <b>Should a similar condition apply to the Proposed Development?</b> Yes. The DCO should secure the way in which the Proposed Development will be decommissioned.</p> <p>3. <b>Is anything additional required (such as additional mitigation, additions or changes to approved plans) as a result of the Proposed Development?</b>                  No. The approved decommissioning scheme is unaffected by the Proposed Development.</p>	
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