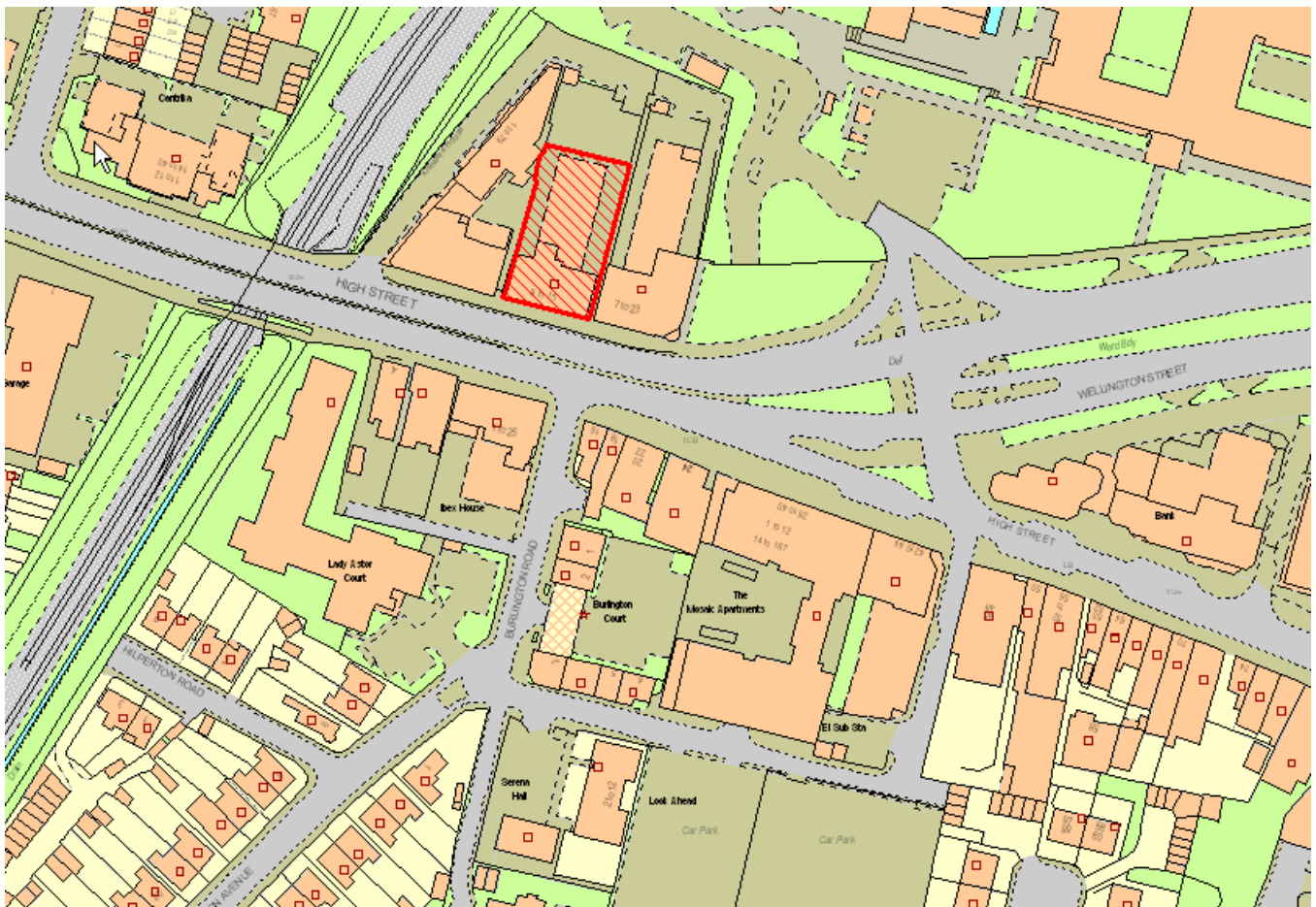


Registration Date:	07-Oct-2014	Applic. No:	P/06865/008
Officer:	Mr. J. Dymond	Ward:	Chalvey
Applicant:	Upton Developments		
Agent:	Mr. Neil Oakley, Danks Badnell Architects Ltd 3-4, Osborne Mews, Windsor, Berkshire, SL4 3DE		
Location:	9-15, High Street, Slough, SL1 1DY		
Proposal:	CHANGE OF USE OF BUILDING FROM CLASS B1 (a) OFFICES TO CLASS C3 RESIDENTIAL TO PROVIDE 42 NO. FLATS (32 NO. ONE BEDROOM AND 6 NO. TWO BEDROOM), CONSTRUCTION OF TWO ADDITIONAL FLOORS AND ASSOCIATED ALTERATIONS.		

Recommendation: Delegate to Acting Planning Manager



1.0 **SUMMARY OF RECOMMENDATION**

1.1 This application has been referred to the Planning Committee for consideration as the application is for a major development.

1.2 Having considered the relevant policies set out below, the representations received from consultees and all other relevant material considerations, it is recommended to:

Delegate a decision to the Acting Planning Manager for the signing of a satisfactory Section 106 Agreement (or unilateral planning obligation) as necessary; to agree revised drawings requested; to consider any further observations from neighbours / consultees; to agree the outstanding matters referred to in the report; and to agree any minor amendments to the planning application, draft conditions and Section 106 planning obligation matters.

PART A: BACKGROUND

2.0 **Proposal**

2.1 This is a full planning application for the change of use of building from class B1 (a) offices to class C3 residential to provide 42 no. flats (32 no. one bedroom and 6 no. two bedroom), construction of two additional floors and associated alterations. The proposal would also involve the retention of the front two units on the ground floor as offices.

2.2 Associated car parking provision would be provided at ground floor level to the rear of the building.

2.3 Pre-application advice has been sought. The applicant is in the process of amending the scheme.

3.0 **Application Site**

3.1 The site is situated to the north of the High street, within Slough town centre.

3.2 The existing building is three storeys in height and has a pitched roof. The building is understood to be in use for B1(a) office purposes. The main entrance is to the front, and there is a car park to the rear.

3.3 It is understood that there are 22 no. spaces within the existing car park.

3.4 To the north of the site is the access road and a neighbouring car park, beyond which is the railway line.

3.5 To the south of the site on the opposite side of the High Street is Ibex House.

3.6 An office development known as Keypoint is located to the east.

3.7 To the west of the site is Kittiwake House. Kittiwake House comprises retail units at ground floor level fronting the High Street and 78 no. flats (36 no. one bedroom and 42 no. two bedroom) flats above.

3.8 In terms of the constraints affecting the site, 9-15 High Street is located within flood zone 1

and as such there would be a low probability of flood risk. The site is located outside of a Conservation Area. There are no statutorily listed buildings in the immediate vicinity of the site.

3.9 It should be noted that Wellington Street is covered by Slough Borough Council Designated Air Quality Management Area 4 (Air Quality Management [No4] Order 2011) which covers the A4 Bath Road from the junction with Ledgers Road/Stoke Poges Lane in an easterly direction along Wellington Street, up to the Sussex Place junction.

3.10 The area has been designated as such in relation to a likely breach of the nitrogen dioxide (annual mean) objective as specified in the Air Quality Regulations. The site is also subject to reasonably high levels of noise as a result of its proximity to the A4.

4.0 **Site History**

4.1 Previous applications considered to be of relevance relating to the site are as follows:

F/06865/007 PRIOR APPROVAL FOR CHANGE OF USE FROM CLASS B1 (A) TO CLASS C3 RESIDENTIAL.

Prior Approval Not Required/Informatives 07-Aug-2014

P/06865/006 INSTALLATION OF 2x PROJECTING BANNERS

Approved with Conditions; Informatives 01-Sep-2006

P/06865/005 RETENTION OF ILLUMINATED FASCIA SIGN AND 2 DOUBLE SIDED PROJECTING ILLUMINATED SIGNS.

Approved with Conditions 08-Jul-1992

P/06865/004 SUBMISSION OF DETAILS FOR EXTERNAL BUILDING MATERIALS PURSUANT TO CONDITION NO. 2 OF PLANNING PERMISSION P/06865/003 DATED 12.10.88.

Approved with Conditions 11-Feb-1989

P/06865/003 ERECTION OF A THREE STOREY OFFICE BUILDING WITH REAR ACCESS AND PARKING (AS AMENDED ON 11.10.88)

Approved with Conditions 12-Oct-1988

P/06865/002 SUBMISSION OF DETAILS OF MATERIALS AND LANDSCAPING AS REQUIRED BY CONDITIONS NO. 2 AND 5 OF PLANNING CONSENT P/6865/01 DATED 23 JUNE 1987.

Approved with Conditions 20-Nov-1987

P/06865/001 ERECTION OF A 4-STOREY OFFICE BUILDING WITH PARKING AT THE REAR.(AMENDED PLANS RECEIVED 22/5/87)

Approved with Conditions 23-Jun-1987

P/06865/000 ERECTION OF A FOUR STOREY OFFICE BUILDING WITH ANCILLARY CAR PARKING AT REAR. (AMENDED PLANS DATED 18TH

SEPTEMBER 1985).(AMENDED PLANS RECEIVED 17/6/87 FOR
ALTERATIONS TO GROUND FLOOR PARKING AREA ONLY)

Approved with Conditions 09-Jun-1986

5.0 **Neighbour Notification**

- 5.1 1-75 Kittiwake House, High Street, Slough, SL1 1AG
Keypoint 17-23, High Street, Slough, SL1 1DY
B S M Ltd, 16, High Street, Slough, SL1 1EQ
Action For Employment, Princes House, 15, High Street, Slough, SL1 1DY
S Dogra, 6-8, 6, High Street, Slough, SL1 1EE
1-19 Ibex House, Burlington Road, Slough, SL1 2BY

In accordance with Article 13 of The Town and Country Planning (Development Management Procedure) (England) Order 2010, a site notice was displayed at the site and the application has been advertised in The Slough Express.

- 5.2 No representations received.

6.0 **Consultation**

6.1 **Transport and Highways**

- 6.2 Comments are as follows, in summary:

- The proposed development will generate a similar number of vehicle trips to the existing use of the building;
- 19 spaces are proposed but based on the re-designed car park it does not appear all of the spaces are accessible;
- Revised plans are required showing autotracking of the scheme drawings;
- Compared to the car park for the existing office development, the size of the site has been reduced such that there are 21 fewer spaces;
- As no parking is provided for a number of the flats there is a risk that residents in vicinity of the development that are not covered by residents parking zones and this will cause amenity issues for existing residents and therefore I would request a S106 obligation is included on the application that would makes ineligible to receive permits in any existing or future residents parking scheme in the vicinity of the development;
- The applicant proposes to provide 48 cycle spaces (24 racks), but the design of the spaces means that none of the racks will be undercover;
- The proposed cycle parking is not fit for purpose and will need to be completely re-designed if it is considered acceptable;
- It would now appear that a refuse / recycling vehicle would not be able to access the site and leave in a forward gear. Therefore the applicant will need to demonstrate this by providing tracking drawings showing that it can work.

- 6.3 Reasons for refusal recommended. The applicant has advised that they are proposing to issue revised drawings to address the matters raised.

6.4 **Environmental Protection**

No comments received.

6.5 **Thames Water**

No comments received.

6.6 **Crime Prevention Design Advisor**

No comments received.

6.7 **Environmental Quality**

Request for details of air quality and noise mitigation, the provision of electric vehicle charging points, a planning obligation relating to air quality monitoring.

PART B: PLANNING APPRAISAL

7.0 **Policy Background**

7.1 The following policies are considered most relevant to the assessment of this application:

National Planning Policy Framework and the Planning Practice Guidance

The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document

Core Policy 1 – Spatial Strategy
Core Policy 3 – Housing Distribution
Core Policy 4 – Housing
Core Policy 5 – Employment
Core Policy 6 – Retail, Leisure and Community Facilities
Core Policy 7 – Transport
Core Policy 8 – Sustainability and the Environment
Core Policy 9 – Natural and Built Environment
Core Policy 10 – Infrastructure
Core Policy 11 – Social Cohesiveness
Core Policy 12 – Community Safety

The Local Plan for Slough, Adopted March 2004

Policy EN1 – Standard of Design
Policy EN3 – Landscaping Requirements
Policy EN5 – Design and Crime Prevention
Policy EN17 – Locally Listed Buildings
Policy H9 – Comprehensive Planning
Policy H11 – Change of Use to Residential
Policy H14 – Amenity Space
Policy OSC15 – Provision of Facilities in new Residential Developments
Policy S1 – Retail Hierarchy
Policy S8 – Primary and Secondary Frontages
Policy S17 – New Shop Fronts
Policy S18 – Security Shutters
Policy T2 – Parking Restraint
Policy T8 – Cycling Network and Facilities
Policy TC2 – Slough Old Town

Composite Local Plan – Slough Local Development Plan and the NPPF - PAS Self Assessment Checklist

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission are determined in accordance with the development plan unless material considerations indicate otherwise. Annex 1 to the National Planning Policy Framework advises that due weight should be given to relevant policies in existing plans according to their degree of consistency with the Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given).

The Local Planning Authority has published a self assessment of the Consistency of the Slough Local Development Plan with the National Planning Policy Framework using the PAS NPPF Checklist.

The detailed Self Assessment undertaken identifies that the above policies are generally in conformity with the National Planning Policy Framework. The policies that form the Slough Local Development Plan are to be applied in conjunction with a statement of intent with regard to the presumption in favour of sustainable development.

It was agreed at Planning Committee in October 2012 that it was not necessary to carry out a full scale review of Slough's Development Plan at present, and that instead the parts of the current adopted Development Plan for Slough should all be republished in a single 'Composite Development Plan' for Slough. The Planning Committee endorsed the use of this Composite Local Plan for Slough in July 2013.

Other relevant documents

Slough Local Development Framework, Site Allocations, Development Plan Document (adopted November 2010)

Slough Local Development Framework Proposals Map

Slough Borough Council Developer's Guide Parts 1-4

Guidelines for the Provision of Amenity Space Around Residential Properties (January 1990)

Guidelines for Flat Conversions (April 1992)

- 7.2 The main planning issues relevant to the assessment of this application are considered to be as follows:

- 1) Principle of development;
- 2) Design and Impact on the street scene;
- 3) Relationship with and potential impact on neighbouring properties;
- 4) Amenity space for residents;
- 5) Parking and highway safety.

8.0 **Principle of Development**

- 8.1 Core Policy 1 of the Core Strategy sets out the overarching spatial strategy for development within the Borough. This policy requires that the scale and density of development will be related to the site's current or proposed accessibility, character and surroundings.
- 8.2 Core Policy 4 of the Core Strategy sets out the Council's approach to the consideration of proposed housing development within the Borough.
- 8.3 Core Policy 5 of the Core strategy states that outside Existing Business Areas, the change of use or redevelopment of existing offices to residential will be encouraged where this is considered appropriate. Policy H11 of The Adopted Local Plan for Slough states that

proposals for the conversion and change of use of existing commercial properties to residential use will be permitted subject to the proposal meeting relevant criteria.

8.4 It is considered that the proposed change of use and extension of the existing offices to provide Class C3 flats would be acceptable in principle having regard to the above policies. It should also be noted that the change of use of offices to flats can be carried out under permitted development, and the applicant has previously applied for a determination as to whether the prior approval of the Local Planning Authority will be required. Prior approval was not required and the application submitted indicated that a scheme for 28 no. flats could be delivered under permitted development.

8.5 The total number of flats proposed, the mixture and size of units would be acceptable in this location.

8.6 The applicant has stated that they are proposing to retain the front two units on the ground floor as offices. Such a use is considered to be acceptable in this location having regard to Core Policy 6 of the Core Strategy.

9.0 **Design and Impact on the Street Scene**

9.1 Policy EN1 of the Adopted Local Plan for Slough and Core Policy 8 of the Core Strategy requires that the design of proposed residential development should be of a high standard of design and reflect the character and appearance of the surrounding area.

9.2 The proposal involves the erection of extensions to the building. These extensions would form a third and fourth floor.

9.3 This design approach is considered to be acceptable, and the proposed extensions would be inkeeping with the character and appearance of the existing building and surrounding area. It is noted that the height of the fourth floor would appear to line through with the neighbouring Keypoint building to the east and this is considered to be acceptable in street scene terms.

9.4 Turning to the living conditions for future occupiers, the applicant has submitted a noise assessment and an air quality assessment. These assessments consider potential impacts on the living conditions of future occupiers.

9.5 Environmental Quality have been consulted. Concerns have been raised regarding the potential impacts of the development on noise and air quality grounds and details of measures to mitigate potential impacts have been requested. The provision of electric vehicle charging points is also requested.

10.0 **Relationship With and Potential Impact on Neighbouring Properties**

10.1 It is considered that the main area for consideration in relation to the potential impact on neighbouring occupiers would be with respect to the potential impact of the proposed extensions on Kittiwake House to the west in terms of overshadowing, loss of light and over dominance; as well as the relationship of the proposal with a potential future change of use of Keypoint to the east.

10.2 *Relationship with Kittiwake House*

10.3 Core Policy 8 of The Core Strategy states that all development will be of a high quality and respect its location and surroundings.

- 10.4 The proposal was amended following pre-application discussions in order to address potential impacts on Kittiwake House. The third and fourth floors have been sited an additional 1 metre away from Kittiwake House.
- 10.5 The daylight and sunlight assessment submitted in support of the application indicates that the affect of the proposal on one window to the rear of Kittiwake House would fall marginally below the recommended 0.8 ratio (this ration is calculated as being 0.78). The remaining windows would appear to meet the recommended standards.
- 10.6 It is noted that the affected window referred to above appears to serve a lounge/diner. There appear however to be two additional windows in the flank wall which also serve this room and would provide light. Given that secondary windows would also provide light to this room, it is not considered that the impact on this room would be such that refusal of the proposal could be sustained on this ground.
- 10.7 The proposed third and fourth floors do not include any additional windows to proposed habitable rooms and the relationship with Kittiwake House is considered to be acceptable.
- 10.8 *Relationship with Keypoint*
- 10.9 Turning to the potential future redevelopment of Keypoint, the proposed third and fourth floors include balconies and windows serving habitable rooms.
- 10.10 Policy H9 of the Adopted Local Plan for Slough states that a comprehensive approach should be taken in any residential development scheme to ensure that adjoining land which is capable of development is not sterilised.
- 10.11 Angled bay windows would be used to direct views away from Keypoint. It is considered that this would ensure that the potential future change of use of Keypoint is not adversely impacted through overlooking. It is also considered that the proposal would not lead to unacceptable undue overshadowing or loss of light.
- 10.12 *Relationship Between the Retained Commercial and Residential Uses*
- 10.13 The applicant has advised that they are proposing to retain the front two units on the ground floor as offices.
- 10.14 It would appear that there is scope for access and servicing to be separated and this would be considered appropriate.
- 10.15 It is considered that the proposed development would be acceptable and would comply with Core Policy 8 of the Core Strategy and the National Planning Policy Framework.
- 11.0 **Amenity Space for Residents**
- 11.1 Balcony areas would be provided for use by future occupiers of the third and fourth floors.
- 11.2 The design of the proposed balconies is such that they would have the potential to provide a small usable outside area and the level of provision is considered to be acceptable given the location of the site.
- 11.3 It is considered that the proposal would comply with Core Policy 8 of the Core Strategy, Policy H14 of The Adopted Local Plan for Slough and the National Planning Policy Framework.

12.0 **Parking and Highway Safety**

- 12.1 Core Policy 7 of the Core Strategy sets out the Planning Authority's approach to the consideration of transport matters. The thrust of this policy is to ensure that new development is sustainable and is located in the most accessible locations, thereby reducing the need to travel.
- 12.2 Policy T2 of The Adopted Local Plan for Slough 2004 seeks to restrain levels of parking in order to reduce the reliance on the private car through the imposition of parking standards.
- 12.3 The site is located within the town centre and the Parking Standards within the Adopted Local Plan for Slough allow for nil car parking spaces to be provided in the case of residential development.
- 12.4 The Council's Highway and Transport consultant has been consulted. Concerns have been raised and these concerns have been relayed to the applicant to address. A summary of these concerns is set out in the above consultation section. It is expected that amended plans will be received prior to the Committee. These amendments will be reported on the Committee amendments sheet.

13.0 **Planning Obligations**

- 13.1 Core Policy 10 of the Core Strategy states that development will only be allowed where there is sufficient existing, planned or committed infrastructure. All new infrastructure must be sustainable. Where existing infrastructure is insufficient to serve the needs of new development, the developer will be required to supply all reasonable and necessary on-site and off-site infrastructure improvements.

14.0 **Affordable Housing and Education**

- 14.1 On sites of 1 hectare or 25 dwellings or more, 30% of dwellings in a development shall normally be social housing to meet those in most need as defined by the Council. The Developer's Guide sets out that in the case of developments comprising 15 or more dwellings, a financial contribution for education would be sought for each dwelling.
- 14.2 Whilst the proposal would be for 42 no. flats, the permitted development scheme was for up to 28 no. flats. As such, the net increase in flats proposed through the planning application scheme would be 14 no. This would fall below the normal 15 no. unit threshold where contributions for education and affordable housing would normally be sought. It is considered that it would be unreasonable to seek contributions for affordable housing and education on this basis. This approach has been taken in relation to other similar developments, such as Cornwall House and Wellington House.

15.0 **Environmental Quality**

- 15.1 A contribution will be requested for air quality monitoring.
- 15.2 In principle, it is considered that such contributions would be reasonable and would comply with Regulation 122 of The Community Infrastructure Levy Regulations 2010 in that it would be:
- (a) necessary to make the development acceptable in planning terms;
 - (b) directly related to the development; and
 - (c) fairly and reasonably related in scale and kind to the development.

16.0 **Process**

- 16.1 In dealing with the application, the Local Planning Authority has worked with the applicant in a positive and proactive manner. Pre-application advice has been provided and amendments have been undertaken to the proposed development. The development is considered to be sustainable and in accordance with the requirements of the National Planning Policy Framework.

17.0 **Summary**

- 17.1 The proposal has been considered against relevant development plan policies, and regard has been had to the comments received, and all other relevant material considerations.

PART C: RECOMMENDATION

18.0 **Recommendation**

- 18.1 Delegate a decision to the Acting Planning Manager for the signing of a satisfactory Section 106 Agreement (or unilateral planning obligation) as necessary; to agree revised drawings requested; to consider any further observations from neighbours / consultees; to agree the outstanding matters referred to in the report; and to agree any minor amendments to the planning application, draft conditions and Section 106 planning obligation matters.

PART D: CONDITIONS

19.0 CONDITIONS:

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

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

2. The development hereby approved shall be implemented only in accordance with the following plans and drawings hereby approved by the Local Planning Authority:

TBC

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

3. Samples of external materials to be used in the construction of the access road, pathways and communal areas within the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority before the scheme is commenced on site and the development shall be carried out in accordance with the details approved.

REASON To ensure a satisfactory appearance of the development so as not to prejudice the visual amenity of the locality in accordance with Policy EN1 of The Local Adopted Plan for Slough 2004.

4. The Development hereby approved shall incorporate measures to minimise the risk of crime and to meet the specific security needs of the application site and the development. Any security measures to be implemented in compliance with this condition shall seek to achieve the 'Secured by Design' accreditation awarded by Thames Valley Police.

REASON In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions; to promote the well being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000; in accordance with Core Policy 12 of The Slough Local Development Framework, Core Strategy 2006 - 2026, Development Plan Document, December 2008 and to reflect the guidance contained in The National Planning Policy Framework.

5. No development shall take place until a scheme has been submitted to and approved in writing by the Local Planning Authority for external site lighting including details of the lighting units, levels of illumination and hours of use. No lighting shall be provided at the site other than in accordance with the approved scheme.

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

6. No development shall commence until details of wall and floor sound insulation for the flats hereby approved has been submitted to the Local Planning Authority and approved in writing. Once approved, the approved details shall be implemented prior to the first occupation of the flats, and retained in that form thereafter unless otherwise agreed in writing with the Local Planning Authority.

REASON To protect the occupiers of the flats from internal noise transmission in accordance with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008.

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

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

8. No development shall commence until details of the proposed bin stores (to include siting, design and external materials) have been submitted to and approved in writing by the Local Planning Authority. The approved stores shall be completed prior to first occupation of the development and retained at all times in the future for this purpose.

REASON In the interests of visual amenity of the site in accordance with Policy EN1 of The Adopted Local Plan for Slough 2004.

9. No future occupier of the flats hereby approved shall be entitled to a car parking permit from the Council to park upon the public highway within any current or future local controlled parking zone.

REASON In order to ensure that the development does not harm the amenities of the occupiers of neighbouring residential properties by adding to on-street parking demand in the area in accordance with Policy T2 of The Adopted Local Plan for Slough 2004 and Core Policy 7 of The Slough Local Development Framework, Core Strategy 2006 - 2026, Development Plan Document, December 2008.

10. Prior to the first occupation of the development hereby approved, details of electric vehicle charging points (to include the location, type and technical specification) shall be submitted to the Local Planning Authority and approved in writing. Once approved, the electric vehicle charging points shall be fully implemented prior to the first occupation of the development hereby approved and not subsequently altered thereafter, unless otherwise agreed in writing with the Local Planning Authority.

REASON In the interests of the living conditions of future occupiers of the flats in accordance with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008.

11. The car parking spaces shall only be used by the occupiers of 9-15 High Street and not for any separate commercial use.

REASON In the interests of the amenity of future occupiers and neighbouring residents in accordance with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008.

12. No development shall take place until details in respect of measures to:

- (a) Minimise, re-use and re-cycle waste, including materials and waste arising from demolition;
 - (b) Minimise the pollution potential of unavoidable waste;
 - (c) Dispose of unavoidable waste in an environmentally acceptable manner;
 - (d) Have been submitted to and approved in writing by the Local Planning Authority.
- The approved details shall be implemented during the course of building operations and the subsequent use of the buildings.

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

13. No development shall take place until details of on-site storage (including any open air storage facilities) for waste material awaiting disposal (including details of any screening) during the construction have been submitted to and approved in writing by the Local Planning Authority. Such facilities shall be provided in accordance with the approved details prior to the first occupation of the development and thereafter permanently retained.

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

14. No development shall begin until details of a scheme (Working Method Statement) to control the environmental effects of demolition and construction work has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:
- (i) control of noise
 - (ii) control of dust, smell and other effluvia
 - (iii) control of surface water run off
 - (iv) site security arrangements including hoardings
 - (v) proposed method of piling for foundations
 - (vi) construction and demolition working hours, hours during the construction and demolition phase, when delivery vehicles taking materials are allowed to enter or leave the site.

The development shall be carried out in accordance with the approved scheme or as may otherwise be agreed in writing by the Local Planning Authority.

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

15. No construction work shall take place outside the hours of 08:00 - 18:00 hrs Monday to Friday, 08:00 - 13:00 hrs on a Saturday and no working at all on Sundays or public holidays.

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

16. No development shall commence until details of mitigation measures that will be implemented to protect the internal air quality of the development have been submitted to the Local Planning Authority and approved in writing. Once approved, the mitigation measures shall be fully implemented prior to the first occupation of the development and retained in that form thereafter unless otherwise agreed in writing with the Local Planning Authority.

REASON In the interests of air quality and the living conditions for future occupiers in accordance with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development.

17. No development shall commence until a scheme for protecting the future occupiers of the flats hereby approved from road traffic noise (which shall include details of window and ventilation specifications) has been submitted to the Local Planning Authority and approved in writing. Once approved, all measures that form part of the scheme approved by the Local Planning Authority shall be implemented prior to the first occupation of the development, and retained in that form thereafter unless otherwise agreed in writing with the Local Planning Authority.

REASON In the interests of the living conditions for future occupiers in accordance with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document.

INFORMATIVES:

1. The applicant will need to apply to the Council's Local Land Charges on 01753 875039 or email to 0350SN&N@slough.gov.uk for street naming and/or numbering of the unit/s.
2. The permission hereby granted shall not be construed as authority to obstruct the public highway by the erection of scaffolding, hoarding, skip or any other device or apparatus for which a licence must be sought from the Highway Authority.
3. No water meters will be permitted within the public footway. The applicant will need to provide way leave to Thames Water Plc for installation of water meters within the site.
4. The applicant will need to take the appropriate protective measures to ensure the highway and statutory undertakers apparatus are not damaged during the construction of the new unit/s.
5. The applicant is reminded that an Agreement under Section 106 of the Town and Country Planning Act 1990 has been entered into with regards to the application hereby approved.
6. It is the view of the Local Planning Authority that the proposed development does improve the economic, social and environmental conditions of the area for the reasons given in this notice and it is in accordance with the National Planning Policy Framework.