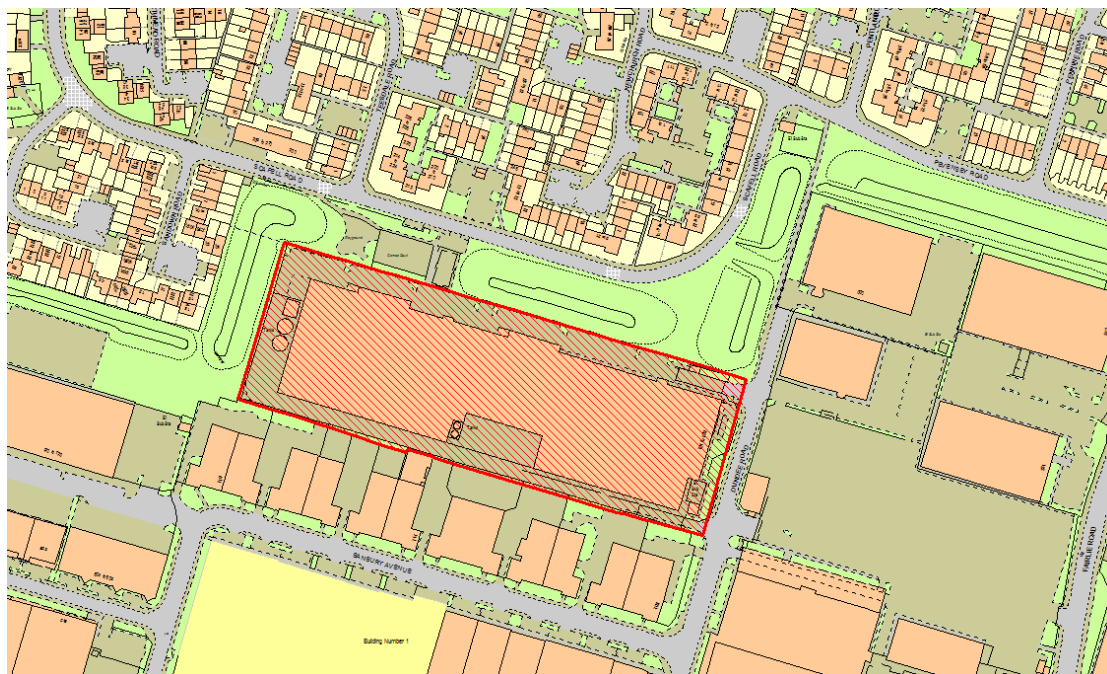


Registration Date:	24 <sup>th</sup> October 2018	Application No:	P/02933/009
Officer:	Caroline Longman	Ward:	Haymill & Lynch Hill
Applicant:	Iron Mountain	Application Type:	Major
		13 Week Date:	23.01.19
Agent:	Scott Brownrigg, 77 Endell Street, London, WC2 9DZ		
Location:	Iron Mountain, 724-729, Dundee Road, Slough, SL1 4JU		
Proposal:	Construction of new external plant areas to serve new data centre hall.		

**Recommendation:** Approve, subject to conditions.



1.0 **SUMMARY OF RECOMMENDATION**

1.1 Having considered the relevant policies set out below, and comments that have been received from consultees and neighbouring occupiers, and all other relevant material considerations it is recommended the application be approved subject to conditions.

1.2 This application is to be determined at Planning Committee as it is an application for a major development on a site of more than 1 hectare.

**PART A: BACKGROUND**

2.0 **Proposal**

2.1 This is a planning application for the construction of new external plant areas to serve a data centre hall. Six new chillers and three new generators are proposed along. Acoustic panels are proposed to the west and north of the plant area and a louvered screen is proposed to the south of the plant area.

2.2 The application is accompanied by the following documents:

- Existing and proposed floor plans and elevations
- Design and Access Statement
- Noise assessment

3.0 **Application Site**

3.1 The site consists of a large data centre on the Slough Trading Estate. The building is positioned on the western side of Dundee Road. Immediately to the south of the building are light industrial units. To the north and west of the building is open space/amenity space associated with a housing estate. The closest properties to the building are those on Scafell Road at approximately 60 metres (to the north) and Sandown Road at around 55 metres (to the west).

3.2 The application site is located within Slough Trading Estate Existing Business Area and within the area covered by the Slough Trading Estate Simplified Planning Zone Scheme (2014 - 2024). The site falls outside of the requirements to be considered under the Simplified Planning Zone.

4.0 **Relevant Site History**

4.1 P/02933/004 - CHANGE OF USE FROM B8 (STORAGE AND DISTRIBUTION) TO A SUI GENERIS INTERNET DATA CENTRE – Approved 27-Mar-2001

P/02933/005 - ERECTION OF EXTENSION TO ROOF TO ALLOW MEZZANINE FLOOR TO BE INSERTED. EXTENSIONS TO BUILDING TO ACCOMMODATE PLANT AND MACHINERY – Approved 27-Jun-2003

P/02933/006 - ERECTION OF EXTENSION TO BUILDING AND CHANGE OF USE TO DATA CENTRE (SUI GENERIS) – Approved 23-Feb-2005

P/02933/010 - Re-clad the front of the building and re-align perimeter fence. Demolish existing sprinkler tank and create a new two storey office extension, on the western side of the building – Pending consideration

## 5.0 **Neighbour Notification**

- 5.1 In accordance with Article 15 of The Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) four site notices were displayed outside the site on 26.11.18. The application was advertised as a major application in the 23.11.18 edition of The Slough Express.

Neighbour letters were sent out on 15.11.18 to the following addresses:

Anite Syatems, 718-719, Banbury Avenue, Slough, SL1 4LR, 47, Newchurch Road, Slough, SL2 1UE, 23, Sandown Road, Slough, SL2 1TU, 85, Pevensey Road, Slough, SL2 1UG, 43, Newchurch Road, Slough, SL2 1UE, Crauford Ltd, 709, Banbury Avenue, Slough, SL1 4LH, 708, Banbury Avenue, Slough, SL1 4LR, 710, Banbury Avenue, Slough, SL1 4LR, Seal Services, 711, Banbury Avenue, Slough, SL1 4LR, 714, Banbury Avenue, Slough, SL1 4LR, Anc Express, 712, Banbury Avenue, Slough, SL1 4LR, 716, Banbury Avenue, Slough, SL1 4LR, 717, Banbury Avenue, Slough, SL1 4LR, 1, Sandown Road, Slough, SL2 1TU, 3, Sandown Road, Slough, SL2 1TU, 5, Sandown Road, Slough, SL2 1TU, 7, Sandown Road, Slough, SL2 1TU, 17, Sandown Road, Slough, SL2 1TU, 9, Sandown Road, Slough, SL2 1TU, 21, Sandown Road, Slough, SL2 1TU, 15, Sandown Road, Slough, SL2 1TU, 19, Sandown Road, Slough, SL2 1TU, 11, Sandown Road, Slough, SL2 1TU, 25, Sandown Road, Slough, SL2 1TU, 266, Scafell Road, Slough, SL2 1TZ, 254A, Scafell Road, Slough, SL2 1TZ, 250, Scafell Road, Slough, SL2 1TZ, 270, Scafell Road, Slough, SL2 1TZ, 254, Scafell Road, Slough, SL2 1TZ, 258, Scafell Road, Slough, SL2 1TZ, 252, Scafell Road, Slough, SL2 1TZ, 262, Scafell Road, Slough, SL2 1TZ, 268, Scafell Road, Slough, SL2 1TZ, Atm, 252, Scafell Road, 260, Scafell Road, Slough, SL2 1TZ, 264, Scafell Road, Slough, SL2 1TZ, 256, Scafell Road, Slough, SL2 1TZ, 16, Sandown Road, Slough, SL2 1TU, 22, Sandown Road, Slough, SL2 1TU, 24, Sandown Road, Slough, SL2 1TU, 18, Sandown Road, Slough, SL2 1TU, 26, Sandown Road, Slough, SL2 1TU, 20, Sandown Road, Slough, SL2 1TU, 14, Sandown Road, Slough, SL2 1TU, 210, Scafell Road, Slough, SL2 1TZ, 206, Scafell Road, Slough, SL2 1TZ, 204, Scafell Road, Slough, SL2 1TZ, 200, Scafell Road, Slough, SL2 1TZ, 208, Scafell Road, Slough, SL2 1TZ, 202, Scafell Road, Slough, SL2 1TZ, 212, Scafell Road, Slough, SL2 1TZ, 222, Scafell Road, Slough, SL2 1TZ, 224, Scafell Road, Slough, SL2 1TZ, 214, Scafell Road, Slough, SL2 1TZ, 216, Scafell Road, Slough, SL2 1TZ, 220, Scafell Road, Slough, SL2 1TZ, 218, Scafell Road, Slough, SL2 1TZ, 1, Teesdale Road, Slough, SL2 1UA, 3, Teesdale Road, Slough, SL2 1UA, 5, Teesdale Road, Slough, SL2 1UA, 7, Teesdale Road, Slough, SL2 1UA, 9, Newchurch Road, Slough, SL2 1UE, 17, Newchurch Road, Slough, SL2 1UE, 21, Newchurch Road, Slough, SL2 1UE, 15, Newchurch Road, Slough, SL2 1UE, 19, Newchurch Road, Slough, SL2 1UE, 11, Newchurch Road, Slough, SL2 1UE, 87, Pevensey Road, Slough, SL2

1UG, 79, Pevensey Road, Slough, SL2 1UG, 81, Pevensey Road, Slough, SL2 1UG, 77, Pevensey Road, Slough, SL2 1UG, 83, Pevensey Road, Slough, SL2 1UG, 23, Newchurch Road, Slough, SL2 1UE, 25, Newchurch Road, Slough, SL2 1UE, 27, Newchurch Road, Slough, SL2 1UE, 29, Newchurch Road, Slough, SL2 1UE, 31, Newchurch Road, Slough, SL2 1UE, 33, Newchurch Road, Slough, SL2 1UE, 35, Newchurch Road, Slough, SL2 1UE, 37, Newchurch Road, Slough, SL2 1UE, 39, Newchurch Road, Slough, SL2 1UE, 41, Newchurch Road, Slough, SL2 1UE, 45, Newchurch Road, Slough, SL2 1UE

No comments have been received.

## 6.0 **Consultations**

### 6.1 Transco:

Developers planning to build alongside high pressure pipelines should be aware that there are 3 factors that are relevant:

The pipeline easement - these are negotiated legal entitlements between Cadent Gas and the landowner and allow Cadent Gas to operate and maintain pipelines within the easement strip. Easement strips may vary in width typically between 6 and 25 meters depending on the diameter and pressure of the pipeline. This cannot be confirmed at this stage without a legal search which can be requested through our plant protection team.

The building proximity distance - this is a separation distance recommended by the Institute of Gas Engineers and Managers pipeline design code (TD1) which is a pipeline industry recognised standard to reduce the hazard to individuals living in proximity to the pipeline. The separation distance varies depending on the pipeline pressure and design (wall thickness and diameter) and can vary between 3 m and 130 m. In this case I have checked our records and the building proximity for this pipeline is 3 meters either side of the pipeline.

The land use planning distances - these are distances defined by the HSE to allow them to advise on the acceptability of new developments next to the pipeline and are controlled through the HSE's land use planning Advice for Developments near Hazardous Installations process. Further guidance on how these are applied can be found on the HSE's website.

Unless written instructions are provided by Cadent, Cadent would want the pipeline easement to be maintained as Cadent would want to continue to have access for pipeline operation and maintenance purposes. Ideally Cadent would also want the building proximity distance to be maintained as this is a recognised safe distance for high pressure pipelines. However Cadent are not in a position to enforce the building proximity distance as control of planning is the responsibility of the local authority and they would normally follow the advice provided by the HSE in their guidance. Cadent would however welcome any enquiries by developers to discuss the potential safety risks from the pipeline, ideally this should be done at the early development design phases where Cadent can advise on the layout of the proposed development to mitigate any potential risks.

6.2 Environmental Protection:

No comments received at the time of writing.

6.3 Environmental Quality Team:

Please find my comments in relation to environmental noise considerations of the scheme:

724-729 Dundee Road, Slough, SL1 4JU (P/02933/009)

Environmental Noise Comments

An acoustic assessment was conducted by Sharps Redmore from 28/06/2018 – 03/07/2018, to determine the noise impact from increasing the existing data centre's holding capacity and building services plant.

The noise limits specified in the report are as follows:

- Fixed plant: rated noise level ( $L_{Aeq}$ ) of cumulative noise should not exceed 5dB below background noise level ( $L_{A90}$ ) at 1m away from noise sensitive receptors.
- Emergency plant: noise level ( $L_{Aeq}$ ) should not exceed 5dB above background noise level ( $L_{A90}$ ).

The background noise level ( $L_{A90}$ ) was measured at 39dB, therefore the limit values for fixed plant and emergency plant are 34dB and 44dB, respectively.

Emergency generators are to run between 09:00-17:00, and only do so in instances of power failure. This would produce an additional 4dB and is not considered excessive. Minor plant associated with proposed office use will not exceed 24dB during the night and 29dB during the day at the closest noise receptor.

The 5 proposed attenuated chillers would produce a cumulative sound power level of 101dB. Without the use of noise attenuating measures, the noise level is estimated to be 54dB and 52dB at the closest noise sensitive receptors (85m and 110m from the development site), which is above the specified limit values.

It is proposed that noise levels are reduced with the use of acoustic screening. The report recommends the following:

- *To erect the screen to a height of 14m above yard/site level*
- *To extend along gridline P4 from south to north in order to form a 2-sided compound around the chiller units.*
- *To facilitate fresh-air entrainment by ensuring the southern elevation of the plant compound would not be formed by a solid acoustic screen, as there are no residential receptors to the south of the Iron Mountain data centre.*
- *An acoustic-grade screen is currently proposed as a proprietary product comprising slot-in panels. Each panel would have a solid core and outer face with a perforated and sound absorbent face inwards to the plant.*

Using acoustic screening which follows the above recommendations would

reduce the noise level at the closest noise sensitive receptors (85m and 110m from the site) to 34dB and 32dB, respectively.

Details of the chosen acoustic screening should be submitted to the Local Planning Authority and approved in writing prior to commencement. Once approved, the acoustic screening shall be installed on site prior to operation of the development, to ensure residents in the area are not subjected to unacceptable noise levels.

## **PART B: PLANNING APPRAISAL**

### **7.0 Policy Background**

#### **7.1 National Planning Policy Framework 2018 and the Planning Practice Guidance**

The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, Adopted December 2008

- Core Policy 1 – Spatial Strategy
- Core Policy 5 – Employment
- Core Policy 7 – Transport
- Core Policy 8 – Sustainability and the Environment

The Local Plan for Slough, Adopted March 2004

- Policy EN1 – Standard of Design
- Policy EN3 – Landscaping Requirements
- Policy EMP2 – Criteria for Business Development
- Policy EMP7 – Slough Trading Estate
- Policy EM12 – Remaining Business Area
- Policy EN34 – Utility infrastructure
- Policy T2 – Parking Restraint
- Policy T8 – Cycling Network and Facilities

Other Relevant Documents/Statements

- Slough Borough Council Developer's Guide Parts 1-4
- Proposals Map (2010)

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

The revised version of the National planning Policy Framework (NPPF) was published upon 24th July 2018.

Planning Officers have considered the revised NPPF which has been used together with other material planning considerations to assess this planning application.

The NPPF states that decision-makers at every level should seek to approve applications for sustainable development where possible and

planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

It should be noted that the Council published a self assessment of the Consistency of the Slough Local Development Plan with the 2012 National Planning Policy Framework using the PAS NPPF Checklist and found that it was generally in conformity. The Council will need to assess whether the changes of the revised NPPF mean that the Local Plan is still generally in conformity.

7.2 The planning considerations for this proposal are:

- Principle of development
- Design, appearance and impact on the street scene
- Impact on amenity of neighbouring occupiers
- Highways and parking

8.0 **Principle of development**

8.1 The existing site is a large data centre located within the Slough Trading Estate. It falls within the existing business area as defined by the Proposals Map. The site also falls within the Simplified Planning Zone.

8.2 Core Policy 1 of the Slough Core Strategy relates to the spatial strategy for Slough. It states that development should take place within the built up area and predominantly on previously developed land.

8.3 Core Policy 5 of the Core Strategy relates to employment and states that the location, scale and intensity of new employment development must reinforce the Spatial Strategy and transport strategy. Intensive employment-generating uses may be located on the Slough Trading Estate.

8.4 Policy EMP7 of the Local Plan specifically relates to the Slough Trading Estate. This states that developments within the Estate relating to B1, B2 or B8 use are permitted providing major independent B1(a) office developments are located on the Bath Road frontage and there is no overall increase in the number of car parking spaces within the estate.

8.5 The proposed development is associated with the existing use of the data centre. It is proposed to re-organise the internal arrangement of the building in order to provide additional data hall facilities. These data require the additional chiller and generator units proposed.

8.6 The proposed development will not result in the loss of any employment floor space and there will be no reduction or increase in staff numbers. There will be no change in the number of car parking spaces provided.

8.7 The external plant areas and associated louvres/acoustic screening proposed are required to facilitate the reconfiguration of the internal layout of the data centre. The proposed development is required in order to ensure the continued function and operations associated with the existing

use and will result in a more efficient and focused use of the land within the Slough Trading Estate.

- 8.8 As a result of the above, the principle of the creation of the external plant areas in this location is acceptable and compliant with policies Core Policy 1 and Core Policy 5 of the Core Strategy and policy EMP7 of the Local Plan.

9.0 **Design, appearance and impact on the street scene**

- 9.1 The National Planning Policy Framework encourages new buildings to be of a high quality design that should be compatible with their site and surroundings. This is reflected in Core Policy 8 of the Core Strategy, and Local Plan Policy EN1.
- 9.2 Policy EMP2 of the Local Plan relates to business developments and lists a number of criteria that new developments should comply with. In relation to design and impact on the street scene policy EMP2 requires that development is of a high quality design and is of a use and scale that is appropriate to its location. It also requires that the development does not significantly harm the physical or visual character of the surrounding area.
- 9.3 The proposed additional plant structures are positioned on the southern side of the roof of the building. The existing ridge height of the building is approximately 8.4 metres. The acoustic screen/louvres to mask the plant structures will increase the height of the building to approximately 14 metres. The area covered by this increase is 42.8 metres long.
- 9.4 The plant structures and louvres are positioned on the south side of the building. The proposed materials for the louvres are anodised aluminium to match existing. The proposed material for the acoustic screen is a solid polyester powder coated metal panel screen.
- 9.5 The acoustic screen/louvres will be visible from the surrounding streets. However, the acoustic screen/louvres are in keeping with the industrial nature of Dundee Road and Banbury Avenue and the proposed materials are considered to be acceptable. They are positioned approximately 70 metres from the closest residential property on Sandown Road and approximately 105 metres from the closest residential property on Scafell Road. These are considered to be sufficient distances to ensure that there is no material harmful impact on the street scene.
- 9.6 Although the proposed development falls outside the scope of the Simplified Planning Zone Scheme, it is useful to consider the height restrictions for buildings within the Slough Trading Estate in order to understand what is considered to be appropriate.
- 9.7 Within 30 metres of the boundary of the SPZ there is a height controlled zone restricting development to 12 metres in height. The proposed plant and acoustic screen/louvres fall outside of this 30 metre zone. They will be located in an area which is restricted to 16 metres in height. At a maximum of 14 metres in height, the proposed development falls within the accepted height parameters of the SPZ.



- 9.8 Based on the above the proposal would have an acceptable impact on the character and visual amenity of the area and therefore would comply with Policies EN1 and EMP2 of the Local Plan for Slough March 2004, Core Policy 8 of The Slough Local Development Framework Core Strategy 2008 Development Plan Documents and the requirements of the NPPF 2018.

10.0 **Impact on amenity of neighbouring occupiers**

- 10.1 The National Planning Policy Framework encourages new developments to be of a high quality design that should provide a high quality of amenity for all existing and future occupiers of land and buildings. This is reflected in Core Policy 8 of the Core Strategy and Local Plan Policy EN1.
- 10.2 The proposed plant structures and acoustic screen/louvres are positioned on the southern side of the building and would result in an increase in height on this side to from 8.4 to 14 metres. Although this is a significant increase in height, the acoustic screen/louvres would be positioned away from residential properties on Sandown Road and Scafell Road.
- 10.3 To the north the closest residential properties would be approximately 105 metres away on Scafell Road. There are no residential properties directly to the west of the site of the proposed external plant. However, there are properties on Sandown Road that would be approximately 60 metres away. At this distance, the proposed screens would not have a harmful overbearing impact on residential amenity.
- 10.4 As the proposal is for an external plant consisting of chillers and generators it is important to consider the potential noise impacts of the proposal on the residential amenity of neighbouring occupiers.
- 10.5 A Noise Assessment has been undertaken by the applicants. The assessment states that the estimated level of sound from the five chillers would be between 32 dB and 34 dB  $L_{Aeq}$  at the chosen receptor locations (the closest residential properties). The assessment states that these values equate to 5 dB below the modal level of background sound at night as observed from baseline monitoring.
- 10.6 The proposed generators will only be used in the event of a power failure at the data centre. The assessment states that their combined (3 x units) sound power emission is anticipated to be 4 dB ( $L_{WA}$ ) above that of the chiller units.
- 10.7 The Noise Assessment has been consulted on internally. The consultation response concludes that the noise levels will be acceptable providing the acoustic screening identified within the Noise Assessment is utilised. A condition requiring the submission of the acoustic screening details is recommended.
- 10.8 As a result the proposal would be compliant with Core Policy 8 of the Core Strategy, Policy EN1 of the Local Plan and the NPPF 2018.

11.0 **Highways and parking**

- 11.1 The National Planning Policy Framework states that planning should seek to development is located where the need to travel will be minimised and the use of sustainable transport modes can be maximised. Development should be located and designed where practical to create safe and secure layouts which minimise conflicts between traffic and pedestrians. Where appropriate local parking standards should be applied to secure appropriate levels of parking. This is reflected in Core Policy 7 and Local Plan Policies T2 and T8.
- 11.2 There are currently a total of 71 parking spaces on the site. There will be no change in the number of spaces provided as a result of the proposed development nor will there be a change to the number of vehicle movements.
- 11.3 As a result of the above, the proposed development would not have a detrimental impact on the safety of residents, pedestrians and other highway users. The development therefore complies with policy Core Policy 7 of the Core Strategy 2008 and policy T8 of the Local Plan.

12.0 **PART C: RECOMMENDATION**

- 12.1 Having considered the relevant policies set out below, comments that have been received from consultees, and all other relevant material considerations, it is recommended the application be approved, subject to conditions.

13.0 **PART D: LIST CONDITIONS AND INFORMATIVES**

1. Commence within three years

The development hereby permitted shall be commenced within three years of 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. Drawing Numbers

The development hereby permitted shall be carried out in accordance with the following approved plans:

- a) TP(00)100 rev 01 Site location plan recd 24.10.18
- b) TP(00)101 rev 01 Site layout plan phase 1 recd 24.10.18
- c) TP(00)102 rev 01 Ground floor plan existing 1 of 2 recd 24.10.18
- d) TP(00)103 rev 01 Ground floor plan existing 2 of 2 recd 24.10.18
- e) TP(00)104 rev 01 First floor plan existing 1 of 2 recd 24.10.18
- f) TP(00)105 rev 01 First floor plan existing 2 of 2 recd 24.10.18
- g) TP(00)106 rev 01 Roof plan existing 1 of 2 recd 24.10.18
- h) TP(00)107 rev 01 Roof plan existing 2 of 2 recd 24.10.18
- i) TP(00)108 rev 01 Existing cross sections A-A and B-B recd

- 24.10.18
- j) TP(00)109 rev 01 Existing cross sections C-C, D-D and E-E recd 24.10.18
  - k) TP(00)110 rev 01 North and south elevations existing recd 24.10.18
  - l) TP(00)111 rev 01 East and West elevations existing recd 24.10.18
  - m) TP(00)112 rev 01 Existing site photographs recd 24.10.18
  - n) TP(00)113 rev 01 Existing site photographs recd 24.10.18
  - o) TP(11)101 rev 01 Proposed elevations east recd 24.10.18
  - p) TP(11)102 rev 01 Proposed elevations south recd 24.10.18
  - q) TP(11)103 rev 01 Proposed elevations south recd 24.10.18
  - r) TP(11)104 rev 01 Proposed elevations north recd 24.10.18
  - s) TP(10)110 rev 01 Ground floor plan proposed 1 of 2 recd 24.10.18
  - t) TP(10)111 rev 01 Ground floor plan proposed 2 of 2 recd 24.10.18
  - u) TP(10)112 rev 01 First floor plan proposed 1 of 2 recd 24.10.18
  - v) TP(10)113 rev 01 First floor plan proposed 2 of 2 recd 24.10.18
  - w) TP(10)114 rev 01 Proposed roof plan recd 24.10.18
  - x) TP(10)115 rev 01 Roof plan proposed 2 of 2 recd 24.10.18
  - y) TP(12)101 rev 01 Proposed section A-A and B-B recd 24.10.18
  - z) TP(12)102 rev 01 Proposed section C-C recd 24.10.18

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. Materials

Prior to the commencement of development, samples of the proposed materials (including, reference to manufacturer, specification details, positioning, and colour) to be used in the construction of 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 amenities of the locality in accordance with Policy EN1 of The Adopted Local Plan for Slough 2004.

### 4. Acoustic screening

Details of the chosen acoustic screening should be submitted to the Local Planning Authority and approved in writing prior to commencement. The approved acoustic screening shall be installed on site prior to operation of the development

REASON: To ensure residents in the area are not subjected to unacceptable noise levels in accordance with Policy CP8 of the Core Strategy 2008.

### 5. Car Parking

No additional car parking will be provided on the site over and above the existing provision of 71 spaces.

REASON: For the avoidance of doubt and in accordance with Policy CP7 of the Core Strategy 2008.

INFORMATIVES:

1. It is the view of the Local Planning Authority that the proposed development does improve the economic, social and environmental conditions of the area for the reasons given in this notice and it is in accordance with the National Planning Policy Framework.