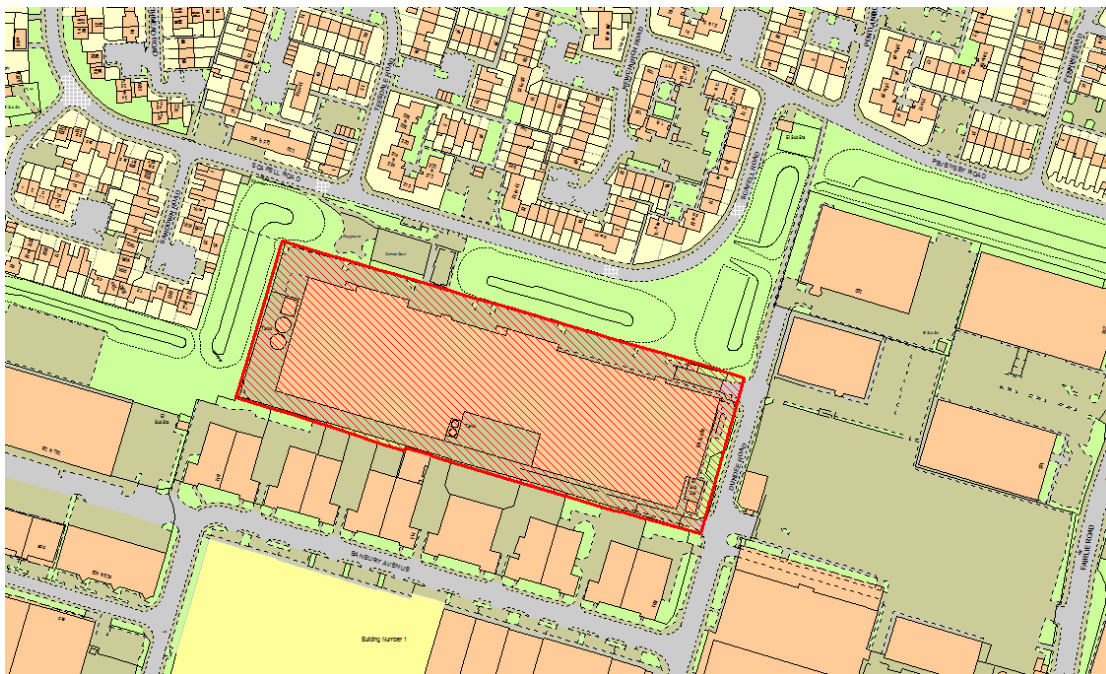


Registration Date:	29 <sup>th</sup> October 2018	Application No:	P/02933/010
Officer:	Caroline Longman	Ward:	Haymill & Lynch Hill
Applicant:	Iron Mountain	Application Type:	Major
		13 Week Date:	28.01.19
Agent:	Scott Brownrigg, 77 Endell Street, London, WC2 9DZ		
Location:	Iron Mountain, 724-729, Dundee Road, Slough, SL1 4JU		
Proposal:	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.		

**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 following:
- Re-cladding of the building
  - Re-alignment of the perimeter fence
  - Demolition of existing sprinkler tank and creation of a two storey office extension
- 2.2 The application is accompanied by the following documents:
- Existing and proposed floor plans, elevations and sections
  - Design and Access Statement

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 (to the north) and Sandown Road (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/02933/009 - Construction of new external plant areas to serve new data centre hall – 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:

Cadent have identified operational gas apparatus within the application site boundary. This may include a legal interest (easements or wayleaves) in the land which restricts activity in proximity to Cadent assets in private land. The Applicant must ensure that proposed works do not infringe on Cadent's legal rights and any details of such restrictions should be obtained from the landowner in the first instance.

If buildings or structures are proposed directly above the gas apparatus then development should only take place following a diversion of this apparatus. The Applicant should contact Cadent's Plant Protection Team at the earliest opportunity to discuss proposed diversions of apparatus to avoid any unnecessary delays.

If any construction traffic is likely to cross a Cadent pipeline then the Applicant must contact Cadent's Plant Protection Team to see if any protection measures are required.

All developers are required to contact Cadent's Plant Protection Team for approval before carrying out any works on site and ensuring requirements are adhered to.

Email: [plantprotection@cadentgas.com](mailto:plantprotection@cadentgas.com) Tel: 0800 688 588

### 6.2 Environmental Protection:

No comments received at the time of writing.

### 6.3 Environmental Quality Team:

No comments received at the time of writing.

### 6.4 Archaeology:

First response 30.11.18

Thank you for consulting Berkshire Archaeology regarding the above application.

I note that the proposals include the erection of a new two storey building at the west of and outside the existing building footprint (Section 1.3 of the

Design and Access Statement).

It is also noted that this area lies within an area of archaeological potential requiring archaeological investigation as set out in Plan 4 of the Slough Trading Estate Simplified Planning Zone (2014-2024). The proposed works to the east of the building lie outside the area defined on Plan 4 and are therefore not a concern.

The application does not contain any information about how the archaeological requirements of the SPZ will be met in regards to this proposed new building. I recommend, in the first instance, that the applicant is requested to clarify the position prior to the determination of this application.

I would be pleased to discuss this further with you or the applicant if that was helpful.

Updated reponse 13.12.18

As you note, the issue is whether any archaeological mitigation is merited or not. If it is, it is unlikely to unduly onerous. I have no objection to deferring consideration of this until post-consent subject to a suitable condition if that suited your and the Borough's programme. I would suggest the following wording:

*No development shall take place within the application area until the applicant has secured the implementation of a programme of archaeological works, in accordance with a written scheme of investigation, which has been submitted by the applicant and approved by the Planning Authority.*

I trust that this is satisfactory. Please do not hesitate to contact me if you would like to discuss this further.

Updated responses 18.12.18

No more than an archaeological watching brief during construction would be justified, although if you wished to address the uncertainty at an early stage, an exploratory trial trench would be equally acceptable. For your information, the Historic Environment Record (HER) records the discovery of a complete Iron Age (600 – 100 BC) ceramic jar from around the west end of the existing building. The date, circumstances and context of this discovery are unknown but the object is held by Buckinghamshire County Museum Service and so the find was presumably made when Slough was still within Buckinghamshire (i.e. pre-1972).

## **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

#### 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 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.
- 8.6 As a result of the above, the principle of the proposed development in this location is acceptable and compliant with policies CP1 and CP5 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 eastern end of the existing building faces Dundee Lane and incorporates the entrance. It is proposed to re-configure this end of the building although no additional floor area is proposed.
- 9.4 The alterations include signage ('Iron Mountain') on the southern and eastern elevations. It is proposed to re-clad the eastern element of the existing building. This involves re-cladding the existing brick work with aluminium/silver grey rainscreen cladding panels to the top and dark grey/graphite grey rainscreen cladding panels to the bottom.

- 9.5 The entrance to the building will be re-configured to create a glazed atrium. The area to the front of the building will be altered with new paving and landscaping incorporated. The fencing to the front of the building will also be re-aligned.
- 9.6 The scale and design of the proposed alterations, including the signage and re-cladding, is considered to be acceptable given the industrial nature of the surrounding area. There is not considered to be any harmful impact on the street scene or the character of the local area.
- 9.7 At the western end of the existing building an extension is proposed to create additional office space. One of the two existing sprinkler tanks will be removed. The existing sprinkler will be incorporated into the extension.
- 9.8 The extension will sit on the north western corner of the existing building. It will measure approximately 9.6 metres in depth at ground floor level and 11.8 metres at first floor level (there is therefore an overhang of approximately 2.2 metres). The extension will measure approximately 31.7 metres in width and 10.3 metres in height.
- 9.9 In order to reduce the potential impact of the office extension on the street scene associated with Scafell Road and Sandown Road it has been requested that the depth of the first floor element of the building is reduced to 10 metres. Amended plans are from the applicant are awaited.
- 9.10 At ground floor level the space is utilised for storage, the existing sprinkler and a break out/meeting space. At first floor level office space is proposed. In terms of appearance, aluminium/silver grey rainscreen cladding panels and dark grey/graphite grey rainscreen cladding panels are proposed. At first floor level glazing is proposed along with brise soleil in order to reduce the potential for overlooking. Details of the proposed materials and brise soleil will be required by condition.
- 9.11 Within 30 metres of the boundary of the SPZ there is a height controlled zone restricting development to 12 metres in height. The proposed office extension is located within this 30 metre zone but at approximately 10.3 metres in height falls within the 12 metre limit.
- 9.12 At the time of writing amended plans are awaited from the applicant. Once these have been received an assessment in relation to the design of the proposed extension and impact on the street scene and surrounding area will be made and reported via the Amendment Sheet.

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 cladding, signage and alterations to the entrance/frontage are positioned away from any residential properties and will have no harmful impact on neighbouring amenity given the industrial nature of the surroundings.



- 10.3 The office building is positioned near the western boundary of the site adjacent to amenity land to the west and north and the residential properties beyond. The distance between the proposed overhang element of the office building and the closest residential properties on Sandown Road is around 36 metres.
- 10.4 Although it is recognised that there would be limited potential for overlooking into residential gardens/habitable rooms at this distance, there is the potential for impact in relation to the amenity space.
- 10.5 In order to address this potential impact amended plans have been requested reducing the depth of the office building to 10 metres. Brise soleil have been proposed on the western elevation at first floor level in order to reduce the potential for overlooking and details of these will be ensured by condition.
- 10.6 At the time of writing amended plans are awaited from the applicant. Once these have been received an assessment in relation to the impact on neighbouring amenity will be made and reported via amendments.

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. Although additional office floor space is provided, there will be no additional employees. Although additional office floor space is provided, there will be no additional employees. 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 CP7 of the Core Strategy 2008 and policy T8 of the Local Plan.

12.0 **Archaeology**

- 12.1 The proposed site of the office extension falls within an area of archaeological potential requiring archaeological investigation as set out in Plan 4 of the Slough Trading Estate Simplified Planning Zone (2014-2024). The proposed works to the east of the building lie outside the area defined on Plan 4 and are therefore not a concern.

- 12.2 Berkshire Archaeology has been consulted on the proposed scheme and have recommended that a watching brief is conditioned as part of any consent. On this basis, the proposed development is considered to be acceptable in relation to archaeological impact.

13.0 **PART C: RECOMMENDATION**

- 13.1 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.

14.0 **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 received on 29.10.18:

- a) TP(00)200 Site Location Plan
- b) TP(00)201 Site Layout Plan
- c) TP(00)202 Existing Ground Floor Plan
- d) TP(00)203 Existing Ground Floor Plan
- e) TP(00)204 Existing First Floor Plan
- f) TP(00)205 Existing First Floor Plan
- g) TP(00)206 Existing Roof Plan
- h) TP(00)207 Existing Roof Plan
- i) TP(00)208 Existing Sections
- j) TP(00)209 Existing Sections
- k) TP(00)210 Existing Elevations
- l) TP(00)211 Existing Elevations
- m) TP(00)212 Existing Site Photographs
- n) TP(00)213 Existing Site Photographs
- o) TP(10)210 Proposed Ground Floor Plan
- p) TP(10)211 Proposed Ground Floor Plan
- q) TP(10)212 Proposed First Floor
- r) TP(10)213 Proposed First Floor
- s) TP(10)214 Proposed Roof Plan
- t) TP(10)215 Proposed Roof Plan
- u) TP(11)201 Proposed Elevations East
- v) TP(11)202 Proposed Elevations South
- w) TP(11)203 Proposed Elevations West

- x) TP(11)204 Proposed Elevations North
- y) TP(12)201 Proposed Sections
- z) TP(12)202 Proposed Sections

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 brise soleil (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 and retained at all times.

REASON: To ensure a satisfactory appearance of the development so as not to prejudice the visual amenities of the locality and to preserve neighbouring residential amenity in accordance with policy EN1 of The Adopted Local Plan for Slough 2004 and policy CP8 of the Slough Local Development Framework Core Strategy Development Plan Document 2008.

### 4. Brise soleil details

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.

- 5. No development shall take place within the application area until the applicant has secured the implementation of a programme of archaeological works, in accordance with a written scheme of investigation, which has been submitted by the applicant and approved by the Planning Authority.

REASON: The site lies in an area of archaeological potential as set out in Plan 4 of the Slough Trading Estate Simplified Planning Zone (2014-2024). The programme of archaeological work is required so as to record and advance understanding of any heritage assets to be lost in a manner proportionate to their importance and the impact and to make this evidence publicly available.

### 6. 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.

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.