

Appendix G – Draft Planning Conditions

Draft Planning Conditions

1. The Development shall commence within three years from the date of the planning permission.
2. The Development shall be delivered substantially in accordance with the following approved plans and documents:
 - Site Location Plan - CON-COR-ZZ-ZZ-D-A-00101 P02
 - Existing Site Plan - CON-COR-ZZ-ZZ-D-A-00102 P02
 - Demolition Site Plan - CON-COR-ZZ-ZZ-D-A-00103 P02
 - Proposed Site Plan - CON-COR-ZZ-ZZ-D-A-00104 P02
 - Existing Site Section – North & South - CON-COR-ZZ-ZZ-D-A-00106 P01
 - Existing Site Section - East & West - CON-COR-ZZ-ZZ-D-A-00107 P01
 - Proposed Site Section - North & South - CON-COR-ZZ-ZZ-D-A-00108 P01
 - Proposed Site Section - East & West - CON-COR-ZZ-ZZ-D-A-00109 P01
 - Proposed Parcel A Plan - CON-COR-ZZ-ZZ-D-A-00116 P01
 - Proposed Data Centre – Ground Floor Plan - CON-COR-ZZ-B100-D-A-00203 P01
 - Proposed Data Centre – First Floor Plan - CON-COR-ZZ-B101-D-A-00220 P01
 - Proposed Data Centre - Second Floor Plan - CON-COR-ZZ-B102-D-A-00229 P01
 - Proposed Data Centre - Roof Floor Plan - CON-COR-ZZ-B103-D-A-00238 P01
 - Proposed Data Centre - Roof Platform Plan - CON-COR-ZZ-B104-D-A-00239 P01
 - Proposed Data Centre – Elevations - East & West - CON-COR-ZZ-B1ZZ-D-A-00501 P01
 - Proposed Data Centre – Elevations - North & South - CON-COR-ZZ-B1ZZ-D-A-00502 P01
 - Proposed Data Centre – Sections - CON-COR-ZZ-B1ZZ-D-A-00601 P01
 - Proposed Guard House – Plans, Sections & Elevations - CON-COR-ZZ-B2ZZ-D-A-00250 P01
 - Proposed Parcel B Layout Plan - CON-COR-ZZ-ZZ-D-A-00119 P02
 - MVS5000 - CON-EDFR-ZZ-B4ZZ-D-01200
 - Storage Container - CON-EDFR-ZZ-B4ZZ-D-01201
 - BESS Unit - CON-EDFR-ZZ-B4ZZ-D-01202
 - DNO Substation - CON-EDFR-ZZ-B4ZZ-D-01203
 - Intermediate Substation - CON-EDFR-ZZ-B4ZZ-D-01204
 - Auxiliary Transformer / Earthing Transformer - CON-EDFR-ZZ-B4ZZ-D-01205
 - LV Auxiliary Switch Room, Control Room & Welfare Unit Arrangement - CON-EDFR-ZZ-B4ZZ-D-01206
 - Water Tank Arrangement - CON-EDFR-ZZ-B4ZZ-D-01207
 - Fencing and Gate Elevations - CON-EDFR-ZZ-B4ZZ-D-01208
 - Harmonic Filter Arrangement - CON-EDFR-ZZ-B4ZZ-D-01210
 - BESS Substation Arrangement - CON-EDFR-ZZ-B4ZZ-D-01211
 - Control Room - CON-EDFR-ZZ-B4ZZ-D-E-01213
 - Proposed Substation – Plans - CON-COR-ZZ-B300-D-A-00260 P01
 - Proposed Substation – Section - CON-COR-ZZ-B3ZZ-D-A-00602 P01
 - Parcel A – Strategic Landscape Masterplan - P25-1155-EN-001F
 - Detailed Landscape Proposals – Parcel A - P24-1155-EN-003D
 - Parcel B – Strategic Landscape Masterplan - P24-1155-EN-002E
 - Detailed Landscape Proposals – Parcel B - P24-1155-EN-004C
 - Flood Risk Assessment & Drainage Strategy Report Rev 1 Dec 2024 (Price & Myers)
3. Prior to the commencement of development, a Construction Traffic Management Plan shall be submitted to and approved by the local planning authority in consultation with the highway authority for the M25 and M4 motorways and subsequently implemented as approved.
4. No development shall take place until a Construction Management Plan ('CMP') has been submitted to and approved in writing by the Local Planning Authority. The CMP shall include:
 - i. Access arrangements to the site;
 - ii. Construction and storage compounds (including areas designated for car parking, loading/unloading, and turning areas);
 - iii. Siting and details of wheel washing facilities;
 - iv. Cleaning arrangements for the site entrances;
 - v. Delivery and construction working hours;
 - vi. Provision of sufficient on-site parking prior to commencement of construction activities;
 - vii. A Site Waste Management Plan that includes details of the management of construction waste; and
 - viii. Details of best practicable means to be employed to minimise dust caused by the construction process.

The approved CMP shall be adhered to throughout the construction period for the development, unless a revised CMP is submitted to and approved by the LPA.

5. Prior to the first occupation of the Data Centre building a Landscape and Ecological Management Plan ('LEMP'), including long-term design objectives, management responsibilities and maintenance schedules for all

landscaped areas has been submitted to, and approved in writing by, the Local Planning Authority. The LEMP shall include the following:

- a) Description and evaluation of features to be managed;
- b) Constraints on site that might influence management;
- c) Aims and objectives of management which will include the provision of biodiversity net gain as required under Condition **;
- d) Prescriptions for management actions;
- e) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five year period);
- f) Details of the body or organisation responsible for implementation of the plan; and
- g) Ongoing monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall be for no less than 30 years. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development delivers the fully functioning biodiversity objectives of the originally approved scheme.

The LEMP shall be implemented prior to the first occupation of the development and shall thereafter be carried out as approved.

6. No site clearance, preparatory work or development shall take place until a scheme for the protection of the retained trees (consistent with the approved plans) and the appropriate working methods (the arboricultural method statement) in accordance with paragraphs 5.5 and 6.1 of British Standard BS 5837: Trees in relation to design, demolition and construction -Recommendations (or in an equivalent British Standard if replaced) has been submitted to and approved in writing by the Local Planning Authority. The scheme for the protection of the retained trees shall be carried out as approved.

Protective fencing detailed in the arboricultural method statement shall be erected to protect existing trees and hedgerows during construction and shall conform to British Standard 5837 (or in an equivalent British Standard if replaced). The approved fencing shall be erected in accordance with the approved details before any equipment, machinery or materials are brought onto the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed within any fenced area, and the ground levels within those areas shall not be altered, nor shall any excavation be made.

7. Prior to commencement of development (excluding site clearance and enabling works), a detailed foul water drainage scheme for the site shall be submitted to the local planning authority. The detailed foul water drainage scheme shall be based upon the principles set out within the submitted Flood Risk Assessment and Drainage Strategy report Rev 1 prepared by Price & Myers Consulting Engineers dated December 2024 and further clarified in Quod letter to Slough Borough Council dated 1 April 2025.
8. Prior to first occupation, a record of the installed SuDS and site wide drainage scheme consistent with Flood Risk Assessment and Drainage Strategy (prepared by Price and Myers, dated Dec 2024) shall be submitted to and approved in writing by the Local Planning Authority for deposit with the Lead Local Flood Authority Asset Register. The details shall include:
 - (a) As built plans in.pdf file format;
 - (b) Photographs to document each key stage of the drainage system when installed on site;
 - (c) Photographs to document the completed installation of the drainage structures on site;
 - (d) The name and contact details of any appointed management company information.
9. The development shall comply with the submitted Outline Remediation Strategy (RAMBOL ref REH2023N02678-RAM-RP-00013 ORS V3, dated 12th December 2024) that includes the strategy to deal with the potential risks associated with identified contamination of the site. This strategy takes account of the following components:
 - a. A preliminary risk assessment which has identified:
 - o i. all previous uses;
 - o ii. potential contaminants associated with those uses;
 - o iii. a conceptual model of the site indicating sources, pathways and receptors; and
 - o iv. potentially unacceptable risks arising from contamination at the site.

- b. A site investigation scheme, based on (a) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
- c. The results of the site investigation and the detailed risk assessment referred to in (b) 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.
- d. 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 (c) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action (where needed).

If, during development, contamination of a significant nature 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 a remediation strategy detailing how this contamination will be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be implemented as approved.

10. Prior to the installation of any flat/shallow pitched/green roofs a Bird Hazard Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The submitted plan shall include details of:

- Management of any flat/shallow pitched/green roofs on buildings within the site which may be attractive to nesting, roosting and “loafing” birds. The management plan shall comply with CAST Advice Note 3 ‘Wildlife Hazards Around Aerodromes’.

The Bird Hazard Management Plan shall be implemented as approved and shall remain in force for the life of the buildings. No subsequent alterations to the plan are to take place unless first submitted to and approved in writing by the Local Planning Authority.

11. The development hereby approved shall deliver at least 10% Biodiversity Net Gain (BNG) on-site, in accordance with the Biodiversity Net Gain Assessment (Ref: Biodiversity Net Gain Calculations) prepared by Tyler Grange.
12. Prior to the occupation of the Data Centre hereby approved, a Design Stage Certificate shall be submitted to and approved by the Local Planning Authority confirming that the development has been designed to achieve a standard of BREEAM Excellent (or equivalent standard)
13. Within 12 months of the occupation of the Data Centre hereby approved, a Post-Construction Review Certificate confirming the development hereby approved has been constructed to achieve a standard of BREEAM Excellent (or equivalent standard) shall be submitted to and approved the Local Planning Authority.
14. The development hereby approved shall be delivered in accordance with the approved BREEAM Travel Plan (prepared by SLR, dated Dec 2024). The Travel Plan shall set out measures to reduce single occupancy journeys by the private car and indicate how such measures will be implemented and controlled. The approved Travel Plan shall be implemented prior to first occupation.
15. Prior to the first occupation of the development, a water supply statement shall be submitted to and approved in writing by the Local Planning Authority that either
 - capacity exists off site to serve the development
 - all water network upgrades required to accommodate the additional demand to serve the development have been completed; or
 - a development and infrastructure phasing plan has been agreed with Thames Water to allow development to be occupied. Where a development and infrastructure phasing plan is agreed no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan.
16. No development shall take place/commence until a programme of archaeological work, including a Written Scheme of Investigation (WSI) has been submitted to, and approved by, the local planning authority in writing. The WSI shall include an assessment of significance and research questions; and:
 - The programme and methodology of site investigation and recording
 - The programme for post investigation assessment
 - Provision to be made for analysis of the site investigation and recording
 - Provision to be made for publication and dissemination of the analysis and records of the site investigation
 - Provision to be made for archive deposition of the analysis and records of the site investigation
 - Nomination of a competent person or persons/organisation to undertake the works set out within the WSI.

17. The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the WSI approved under condition (X) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured
18. Prior to their installation details of replacement emergency access gates to Parcel B (BESS site) from Polye Road shall be submitted and approved by the LPA
19. Prior to occupation shall take place until cycle parking provision details (including location, housing and cycle stand details) have been submitted to and approved in writing by the Local Planning Authority. The cycle parking shall be provided in accordance with the approved details prior to the occupation of the development and shall be retained at all times in the future for this purpose.
20. Prior to occupation of the Data Centre the EV parking spaces as shown on the approved plans shall be made available for use.
21. Prior to their installation, details of all facing materials to be used on all new buildings (including, where relevant, render colours, glazed facades, timber louvres, metal framing), boundary treatments and any other new external enclosures or structures shall be submitted to and approved in writing by the Local Planning Authority. Where requested by the Local Planning Authority, samples shall be displayed on site for inspection prior to their installation. The development shall then be completed in full accordance with the approved details.
22. Prior to any above ground floor works commencing, full details of the proposed hard and soft landscaping including samples of surface treatments, planting schedules and details of the species, height and maturity of any trees and shrubs and proposed landscape maintenance is required shall be submitted to and approved by the Local Planning Authority. The approved details shall be implemented in the next winter planting season following completion of the building works for the relevant phase of the development of part thereof, or before the occupation or use of that relevant phase, or part thereof, whichever is the earlier, and the landscaping shall thereafter be retained and maintained in accordance with the approved details.
23. Prior to their installation, details and specifications of any new external lighting to be used in the proposed development hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be completed in full accordance with the approved details.
24. No solar panels shall be installed until a glint and glare assessment has been submitted to and approved in writing by the Local Planning Authority. No subsequent alterations to the approved scheme are to take place unless submitted to and approved in writing by the Local Planning Authority.
25. Prior to the use of any Plumbing venting of hot air/gases as part of this development, an Operational Assessment of the Proposed Plume Rise to demonstrate that there will be no significant adverse impact on aircraft operations shall be submitted to and approved in writing by the Local Planning Authority. The development shall be delivered and operated in accordance with the approved assessment.