

**APP/J0350/W/25/3366043**  
**Manor Farm, Poyle Road, Slough, SL3 0BL**

**AGREED SCHEDULE OF POSSIBLE PLANNING CONDITIONS**  
**as at 18 September 2025**

**INSPECTORS PRELIMINARY OBSERVATIONS (WITHOUT PREJUDICE)**  
**30 SEPTEMBER 2025**

**Pre-commencement conditions**

**1. Time Limit**

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. Approved details**

The development hereby approved shall be implemented only in accordance with the following plans and information hereby approved:

- a) Site Location Plan - CON-COR-ZZ-ZZ-D-A-00101 P02
- b) Existing Site Plan - CON-COR-ZZ-ZZ-D-A-00102 P02
- c) Demolition Site Plan - CON-COR-ZZ-ZZ-D-A-00103 P02
- d) Proposed Site Plan - CON-COR-ZZ-ZZ-D-A-00104 P02
- e) Existing Site Section – North & South - CON-COR-ZZ-ZZ-D-A-00106 P01
- f) Existing Site Section - East & West - CON-COR-ZZ-ZZ-D-A-00107 P01
- g) Proposed Site Section - North & South - CON-COR-ZZ-ZZ-D-A-00108 P01
- h) Proposed Site Section - East & West - CON-COR-ZZ-ZZ-D-A-00109 P01
- i) Proposed Parcel A Plan - CON-COR-ZZ-ZZ-D-A-00116 P01
- j) Proposed Data Centre – Ground Floor Plan - CON-COR-ZZ-B100-D-A-00203 P01
- k) Proposed Data Centre – First Floor Plan - CON-COR-ZZ-B101-D-A-00220 P01
- l) Proposed Data Centre - Second Floor Plan - CON-COR-ZZ-B102-D-A-00229 P01
- m) Proposed Data Centre - Roof Floor Plan - CON-COR-ZZ-B103-D-A-00238 P01
- n) Proposed Data Centre - Roof Platform Plan - CON-COR-ZZ-B104-D-A-00239 P01
- o) Proposed Data Centre – Elevations - East & West - CON-COR-ZZ-B1ZZ-D-A-00501 P01
- p) Proposed Data Centre – Elevations - North & South - CON-COR-ZZ-B1ZZ-D-A-00502 P01
- q) Proposed Data Centre – Sections - CON-COR-ZZ-B1ZZ-D-A-00601 P01

- r) Proposed Guard House – Plans, Sections & Elevations - CON-COR-ZZ-B2ZZ-D-A-00250 P01
- s) Proposed Parcel B Layout Plan - CON-COR-ZZ-ZZ-D-A-00119 P02
- t) MVS5000 - CON-EDFR-ZZ-B4ZZ-D-01200
- u) Storage Container - CON-EDFR-ZZ-B4ZZ-D-01201
- v) BESS Unit - CON-EDFR-ZZ-B4ZZ-D-01202
- w) DNO Substation - CON-EDFR-ZZ-B4ZZ-D-01203
- x) Intermediate Substation - CON-EDFR-ZZ-B4ZZ-D-01204
- y) Auxiliary Transformer / Earthing Transformer - CON-EDFR-ZZ-B4ZZ-D-01205
- z) LV Auxiliary Switch Room, Control Room & Welfare Unit Arrangement - CON-EDFR-ZZ-B4ZZ-D-01206
- aa) Noise Assessment, prepared by Sharps Redmore, dated 12 December 2024
- bb) Water Tank Arrangement - CON-EDFR-ZZ-B4ZZ-D-01207
- cc) Fencing and Gate Elevations - CON-EDFR-ZZ-B4ZZ-D-01208
- dd) Harmonic Filter Arrangement - CON-EDFR-ZZ-B4ZZ-D-01210
- ee) BESS Substation Arrangement - CON-EDFR-ZZ-B4ZZ-D-01211
- ff) Control Room - CON-EDFR-ZZ-B4ZZ-D-E-01213
- gg) Proposed Substation – Plans - CON-COR-ZZ-B300-D-A-00260 P01
- hh) Proposed Substation – Section - CON-COR-ZZ-B3ZZ-D-A-00602 P01
- ii) Parcel A – Strategic Landscape Masterplan - P25-1155-EN-001F
- jj) Detailed Landscape Proposals – Parcel A - P24-1155-EN-003D
- kk) Parcel B – Strategic Landscape Masterplan - P24-1155-EN-002E
- ll) Detailed Landscape Proposals – Parcel B - P24-1155-EN-004C
- mm) Flood Risk Assessment & Drainage Strategy Report Rev 1 Dec 2024 (Price & Myers)

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. External materials

No development above damp proof course level shall take place until details of all facing materials to be used on all new buildings (including, where relevant, render colours, glazed facades, louvres, framing), boundary treatments (colour, height and siting) have been 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 accordance with the approved details.

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 Adopted Local Plan for Slough 2004.

#### 4. Written Scheme of Investigation - Berkshire Archaeology

- A) 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:

1. The programme and methodology of site investigation and recording
2. The programme for post investigation assessment
3. Provision to be made for analysis of the site investigation and recording
4. Provision to be made for publication and dissemination of the analysis and records of the site investigation
5. Provision to be made for archive deposition of the analysis and records of the site investigation
6. Nomination of a competent person or persons/organisation to undertake the works set out within the WSI.

B) The Development shall take place in accordance with the WSI approved under condition (A).

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 (A) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

REASON The site lies in an area of archaeological potential, particularly for, but not limited to, Prehistoric and Medieval remains. The potential impacts of the development can be mitigated through a programme of archaeological work. This is in accordance with national and local plan policy.

#### 5. Construction Traffic Management Plan - National Highways

No development shall take place until a Construction Traffic Management Plan has been submitted to and approved in writing by the Local Planning Authority and subsequently implemented in accordance with the approved details.

REASON In the interest of the safe and efficient operation of the strategic road Network and the management of any risks posed by traffic during the construction period.

#### 6. Construction Management Plan

Prior to the commencement of the development, a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Construction Management Plan shall include the following details:

1. A site set up plan displaying hoarding/fencing extents, vehicle and pedestrian access points during construction, provision for storage of materials, waste and recycling facilities/areas, contractor parking, turning space for construction vehicles, unloading area for deliveries, site office and wheel cleaning facilities during the construction period.
2. Construction vehicles to comply with Euro VI Emissions Standard as a minimum and machinery to comply with Table 10 of the Low Emissions Strategy Guidance.
3. Delivery hours and working hours. Deliveries shall be made outside peak hours of 07:00 – 09:00 and 16:00 – 19:00.
4. Details of traffic management measures to control deliveries to site and pedestrian movements on footways in proximity to the site in order to minimise the impact of construction on the safe operation of the surrounding highway network.
5. Vehicle routing plan for HGVs. HGVs shall avoid weight restrictions and Air Quality Management Areas, and local schools at collection/drop off time.
6. Details of dust control measures which align with those outlined in Appendix A6 of the Air Quality Assessment, prepared by Logika Group, dated 13 December 2024.
7. Confirmation of whether any abnormal loads will be required for the construction or demolition. If so, the Local Highway Authority must be notified of any abnormal loads at the following location: <https://www.slough.gov.uk/licences-permits/abnormal-loads/1>
8. Measures for the control of noise.
9. Measures for control of surface water run off.
10. Proposed method of piling for foundations if applicable.

The Construction Management Plan shall thereafter be implemented as approved before development begins and be maintained throughout the duration of the construction works period.

REASON In the interests of local amenity, highway safety, air quality, the preservation of natural habitats and trees in accordance with Core Policies 7, 8 and 9 of the Adopted Local Development Framework, Core Strategy 2006 - 2026, December 2008 and the requirements of the National Planning Policy Framework.

## 7. Foul Water Drainage

Prior to commencement of development, a detailed foul water drainage scheme for the site shall be submitted to and approved in writing by 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.

REASON: To ensure an adequate foul water drainage scheme in accordance with the requirements of Core Policy 8 of the Slough Local Development Framework, Core Strategy 2006-2026, Development Plan Document, December 2008.

## 8. Arboricultural Method Statement

No site clearance, preparatory work or development shall take place until a scheme for the protection of the retained trees and the appropriate working methods (the Arboricultural Method Statement) in accordance with 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.

REASON To ensure the satisfactory retention of trees to be maintained in the interest of visual amenity and to meet the objectives of Policies EN1 and EN3 of The Adopted Local Plan for Slough 2004, Core Policy 8 of the Slough Local Development Framework Core Strategy 2006-2026, and the requirements of the National Planning Policy Framework.

## 9. Bird Hazard Management Plan – Heathrow Airport

Development shall not commence until a Bird Hazard Management Plan has been 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.

REASON It is necessary to manage the flat roofs to minimise its attractiveness to birds which could endanger the safe movement of aircraft and the operation of Heathrow Airport.

## 10. Fire Statement

- a) No construction work above ground floor slab level in respect of the data centre building shall take place until, a scheme for fire containment and suppression measures for the data centre building (shell and core) has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented prior to the commencement of the data centre use of the development and maintained at all times thereafter.
- b) Prior to the occupation of the data centre building, a scheme for fire containment and suppression measures for the data centre building (full fit out) shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented prior to the commencement of the data centre use and maintained at all times thereafter.
- c) No construction work above ground floor slab level in respect of the BESS, shall take place until a scheme for fire containment and suppression measures for the BESS has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented prior to the commencement of the use of the BESS and maintained at all times thereafter.

REASON To ensure that the proposal poses no unacceptable risk of fire and to ensure that the BESS to comply with National Fire Protection Association 'NFPA 855' for the installation of Stationary Energy Storage Systems (2023).

## 11. Car Park Management Plan

No construction work above ground floor slab level shall commence until a Car Parking Management scheme has first been submitted to and been approved in writing by the Local Planning Authority. The management plan shall include details on how the car park is accessed, how parking spaces are allocated, disabled parking spaces, EV charging bays and visitor bays. Works shall be carried out in accordance with the approved details and be in place and maintained as approved for the lifetime of the development.

REASON In the interest of the free flow of traffic and road safety on the nearby public highway and to ensure optimum use of parking spaces and electric vehicle charging points regarding sustainable development, in accordance with Core Policy 7 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008.

## 12. Landscaping

No construction work above ground floor slab level shall take place until, full details of the proposed hard and soft landscaping including samples of surface treatments, planting schedules and details of the species (type, density, position and planting heights and maturity, along with staking/guying, mulching, feeding, watering and soil quality) and proposed landscape maintenance strategy have been submitted to and

approved in writing by the Local Planning Authority..

The approved scheme of hard landscaping shall be implemented prior to first occupation of the development, maintained and retained thereafter.

The approved scheme of soft landscaping shall be carried out no later than the first planting season following completion of the development. Any tree or other planting that is lost, felled, removed, uprooted, dead, dying or diseased, or is substantially damaged within a period of five years thereafter shall be replaced with a specimen of similar species and size, during the first available planting season following the date of loss or damage. The scheme of soft landscaping shall be maintained and retained thereafter.

REASON To ensure a satisfactory appearance of the development so as not to prejudice the visual amenity of the locality and to secure appropriate biodiversity in accordance with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008, Policies EN1 and EN3 of the Adopted Local Plan for Slough 2004, and the requirements of the National Planning Policy Framework.

### 13. Remediation Validation

No development within or adjacent to any area(s) subject to remediation works carried out pursuant to the Outline Remediation Strategy (Ref. no. 1620016166-006, Issue 3.0), dated December 2024, and prepared by Ramboll, shall be occupied until a full final Validation Report for the purposes of human health protection has been submitted to and approved in writing by the Local Planning Authority. The report shall include details of the implementation of the remedial strategy and any contingency plan works approved pursuant to the remediation strategy. In the event that gas and/or vapour protection measures are specified by the remedial strategy, the report shall include written confirmation that all such measures have been implemented by a competent installer and then verified by a qualified independent third party/Building Control Regulator.

REASON To ensure that remediation work is adequately validated and recorded, in the interest of safeguarding public health and in accordance with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008.

### 14. Generator Testing

Notwithstanding the details in the approved plans, no part of the development hereby approved shall be brought into use until details have been submitted to and approved in writing by the Local Planning Authority of a 'Generator Testing Regime'.

The diesel generators shall only be used in accordance with the approved Generator Testing Regime and used only in the event of a power supply outage when not being tested. The normal testing of the generator system shall only be carried out between the normal working hours of 07:30 – 18:00 Monday to Friday and at no times on a Saturday, Sunday or Bank Holiday.

REASON: To ensure that the development hereby permitted is not detrimental to the amenity of the surrounding area by reason of undue noise emission and/or unacceptable disturbance. In accordance with Policy EN1 of The Adopted Local Plan for Slough 2004, Core Policy 8 of the Slough Local Development Framework Core Strategy 2006-2026, and the National Planning Policy Framework.

***Prior to occupation conditions:***

**15. Noise**

Prior to first occupation/use of the proposed development, details of the ancillary plant (including the substation) shall be submitted to and approved in writing by the Local Planning Authority, with supporting evidence of noise level at nearby receptors as identified in the Noise Assessment, prepared by Sharps Redmore, dated 12 December 2024. The above details shall be accompanied by the submission of a Noise Mitigation Plan which reduces the noise impact during the night at Receptor R5.

The approved details shall be implemented prior to first occupation/use of the development, maintained and retained thereafter.

REASON To ensure that the operation of the development does not result in unacceptable noise impacts at nearby noise sensitive receptors in accordance with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008, and the requirements of the National Planning Policy Framework.

**16. SuDS As Built and Maintenance Details - Local Lead Flood Authority**

Prior to first occupation, a record of the installed SuDS and site wide drainage scheme consistent with Flood Risk Assessment and Drainage Strategy Report Rev 1 prepared by Price & Myers Consulting Engineers dated December 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 both .pdf and .shp 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.

REASON To ensure that surface water discharge from the site is satisfactory and shall not prejudice the existing sewerage systems in accordance with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008.

**17. Water Capacity - Thames Water**



Prior to first occupation confirmation shall be provided that either:- 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.

REASON The development may lead to no / low water pressure and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional demand anticipated from the new development.

#### 18. Waste Water Capacity - Thames Water

No development shall be occupied until confirmation has been provided that either:-

1. Combined waste water Capacity exists off site to serve the development, or
2. A development and infrastructure phasing plan has been agreed with the Local Authority.

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, or

3. All combined waste water network upgrades required to accommodate the additional flows from the development have been completed.

REASON Network reinforcement works may be required to accommodate the proposed development. Any reinforcement works identified will be necessary in order to avoid sewage flooding and/or potential pollution incidents.

#### 19. Secure by Design - Thames Valley Police

Prior to first occupation of the development, an Access and Security Strategy shall be submitted to and approved in writing by the Local Planning Authority to confirm the security arrangements for the site. This should include the following details:

- Access control measures
- Security specification of windows, doors, gates and boundary treatment
- Location of vehicular gates/barriers
- Compartmentation of the building
- Proposed security lighting and CCTV strategy, including CCTV locations and proposed monitoring and management.
- Proposals for secure parking area and secure cycle parking

- Details of proposed active security for the site, including number of personnel, location of security desk/s, management etc

The approved details shall be implemented prior to first occupation, shall be maintained and retained thereafter.

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 2024.

## 20. Pedestrian Visibility Splays

No part of the development shall be occupied until the pedestrian visibility splays of 2.4 x 2.4 metres (measured from the back of footway) have been provided on both sides of the new vehicular access points and the area contained within the splays shall be kept free of any obstruction exceeding 600 mm in height above the nearside channel level of the carriageway for the lifetime of the development.

REASON To provide adequate inter-visibility between the access and the existing public highway for the safety and convenience of users of the highway and of the access, in accordance with Core Policy 7 of the Core Strategy 2006 – 2026 (Development Plan Document, December 2008).

## 21. Visibility Splays

No part of the development shall be occupied until details of the visibility splays have been provided on both sides of the access between a point along the centre line of the access measured from the back line of footway and a point along the back line of footway measured from the intersection of the centre line of the access. The area contained within the splays shall be kept free of any obstruction exceeding 600mm in height above the nearside channel level of the carriageway for the lifetime of the development.

REASON To provide adequate intervisibility between the access road junction and highway users travelling along Poyle Road for the safety and convenience of users of the highway and of the access, in accordance with Core Policy 7 of the Core Strategy 2006 – 2026 (Development Plan Document, December 2008).

## 22. Electric Vehicle Charging

Prior to first occupation, details of the 17 active electric vehicle charging points (Type 2 socket and be rated to at least 7.4Kw 32 amp to 22Kw 32 amp (single or 3 phase) together with details of power supply and cable provision; shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be fully installed, and the active charging points shall be fully operational prior to first use of the development. The charging points shall be retained and kept in good working order in the future for the lifetime of the development.

REASON To provide mitigation towards the impacts on air quality in accordance with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008, the Slough Low Emission Strategy 2018 – 2025 Technical Report, and the requirements of the National Planning Policy Framework.

#### 23. Refuse

Prior to the first occupation of the development hereby approved, details of refuse storage, refuse collection and recycling facilities shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and made available for use prior to the development hereby approved first being brought into use and shall thereafter be retained as approved for the lifetime of the development,.

REASON To ensure that adequate onsite servicing can take place and in accordance with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006-2026, Development Plan Document, December 2008.

#### 24. Cycle Parking

Prior to first occupation, details of cycle parking provision (including location, housing and cycle stand details) shall be 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 for the lifetime of the development.

No part of the development shall be occupied until details have implemented in accordance with the approved details and retained thereafter.

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

#### 25. Landscape and Ecological Management Plan

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 26;
- 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.

REASON To ensure a satisfactory appearance of the development so as not to prejudice the visual amenity of the locality and to secure appropriate biodiversity in accordance with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008, Policy EN3 of the Adopted Local Plan for Slough 2004, and the requirements of the National Planning Policy Framework.

***Other conditions:***

**26. Biodiversity Net Gain**

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.

REASON In the interests of enhancing local ecology in accordance with Core Policy 8 of the Adopted Local Development Framework, Core Strategy 2006 - 2026, policy EN3 of The Adopted Local Plan for Slough 2004, and the requirements of the National Planning Policy Framework.

**27. External Lighting**

Prior to the installation of any external lighting details including type, size, location, intensity, direction and timing of illumination of the proposed external lighting shall have been submitted to and approved in writing by the Local Planning Authority. The external lighting shall thereafter at all times be implemented, maintained and operated in accordance with the approved details.

REASON So as not to prejudice the visual amenity of the locality in accordance with Core Policy 8 of the Adopted Local Development Framework Core Strategy 2006-2026, Development Plan Document, December 2008 and Policy EN1 of the Adopted Local Plan for Slough, 2004.

## 28. Generator Testing Diary

A written diary detailing the date, time of day, and duration of diesel generator testing shall be recorded for the lifetime of the development. The diary shall be made available for viewing at the request of the Local Planning Authority.

REASON To provide verification to the Local Planning Authority that the generator testing is carried out in accordance with the approved details, in accordance with Policy EN1 of The Adopted Local Plan for Slough 2004, Core Policy 8 of the Slough Local Development Framework Core Strategy 2006-2026, and the National Planning Policy Framework.

## 29. Data Centre Use

The development shall be used as a Data Centre and for no other purpose including any other purpose in Class B8 of the Town and Country Planning (Use Classes) Order 1987 (as amended), or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.

REASON To enable the Local Planning Authority to take account of the material considerations arising from an alternative use, in accordance with Core Policies 8 and 7 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008.

## 30. Glint & Glare Assessment – Heathrow Airport

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.

REASON To ensure the development does not endanger the safe movement of aircraft or the operation of Heathrow Airport. The airport requires a glint and glare assessment to be completed to determine the full impact on Air Traffic Control Tower and pilots approaching the airport.

## 31. Plumbing Venting – Heathrow Airport

If plumbing venting of hot air/gases are proposed as part of this development, the development hereby approved shall not be occupied until details have been submitted to and approved in writing by the Local Planning Authority of a Plume Rise assessment that considers impacts and mitigation in respect of operations at Heathrow Airport. Any mitigation works shall be carried out in accordance with the approved details and be in place and maintained as approved for the lifetime of the development.

REASON To ensure the development does not endanger the safe movement of aircraft or the operation of Heathrow Airport.

### 32. Travel Plan

The development shall operate in accordance with the approved BREEAM Travel Plan (prepared by SLR, dated Dec 2024). Should the targets within the Travel Plan not be met, the operator should undertake whatsoever measures, as may first have been agreed in writing by the Local Planning Authority, as are necessary to cause a reduction in the number of car borne trips to ensure the targets are achieved. The Plan shall be under constant review by the Travel Plan Coordinator and the Local Highway Authority with the completion of baseline surveys and surveys during the 3rd and 5th years of operation being used to inform further interventions to reduce car travel. An Annual Report providing a review of progress towards targets and of the implementation of the Travel Plan shall be sent to the Local Planning Authority after the completion of the baseline survey and the monitoring surveys.

REASON In order to minimise danger, obstruction and inconvenience to users of the highway, to reduce travel by car in accordance with Policy T2 of the Slough Local Plan 2004 and to meet the objectives of the Slough Integrated Transport Strategy.

### 33. Emergency Access Gates

Prior to their installation details of replacement emergency access gates to Parcel B (BESS site) from Polye Road shall be submitted to and approved in writing by the Local Planning Authority. The emergency access shall be constructed prior to the commencement of the use of the development hereby approved and maintained thereafter as an emergency access to be used by emergency service vehicles only. It shall be physically closed at all times other than in the event of an emergency.

REASON In order to minimise danger, obstruction and inconvenience to users, in accordance with Core Policy 7 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008.

### 34. Gates

No vehicle access gates shall be installed without first obtaining permission in writing from the Local Planning Authority. Works shall be carried out in accordance with the approved details and be in place and maintained as approved for the lifetime of the development.

REASON In order to minimise danger, obstruction and inconvenience to users of the highway and of the development, in accordance with Core Policy 7 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008.

### 35. Sustainable Development Design Stage Certificate

Prior to the first use/occupation of the Data Centre, a Design Stage Certificate shall be submitted to and approved in writing by the Local Planning Authority confirming that the development has been designed to achieve a standard of BREEAM Excellent (or equivalent standard).

REASON In the interest of sustainable development in accordance with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008, Policy EMP2 of the Adopted Local Plan for Slough 2004, and the requirements of the National Planning Policy Framework.

### 36. Sustainable Development Post-Construction Review Certificate

Within 6 months of the use/occupation of the Data Centre being brought into first use 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 in writing by the Local Planning Authority.

REASON In the interest of sustainable development in accordance with Core Policy 8 of the Core Strategy of the Core Strategy 2008, and the requirements of the National Planning Policy Framework.

### 37. Drainage

The surface water control measures shall be carried out in accordance with the Flood Risk Assessment and Drainage Strategy Report by Price and Myers (Report Ref. No. 31567 Rev 1, Dated December 2024). The drainage system shall be managed and maintained for the lifetime of the development in accordance with the approved submitted details.

REASON To ensure that surface water discharge from the site is satisfactory and shall not prejudice the existing sewerage systems in accordance with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008.

### 38. Energy and Sustainability

At least a 16.7% reduction in CO2 emissions shall be achieved beyond the Building Regulations Part L2 2021 baseline, in accordance with submitted Energy and Sustainability Strategy, prepared by Hoare Lea (Ref: 56/25724 Rev P06); Dated 12 December 2024. The approved details shall be implemented prior to first use/occupation of the Data Centre in accordance with the Energy and Sustainability Strategy and retained as operational thereafter.

REASON In order to comply with the requirements of Core Policy 8 of the Slough Local Development Framework, Core Strategy 2006-2026, Development Plan Document, December 2008.

### 39. Telecommunications Equipment

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order with or without modification), no aerials, antennae, telecommunications poles/mast,

satellite dishes or related telecommunications equipment shall be erected on any part of the development hereby permitted.

REASON Given the close proximity of Heathrow Airport and low flying aircrafts and to ensure that the visual impact of telecommunication equipment can be considered in accordance with Policy EN1 of The Adopted Local Plan for Slough 2004, Core Policy 8 of the Slough Local Development Framework Core Strategy 2006-2026 and the National Planning Policy Framework.