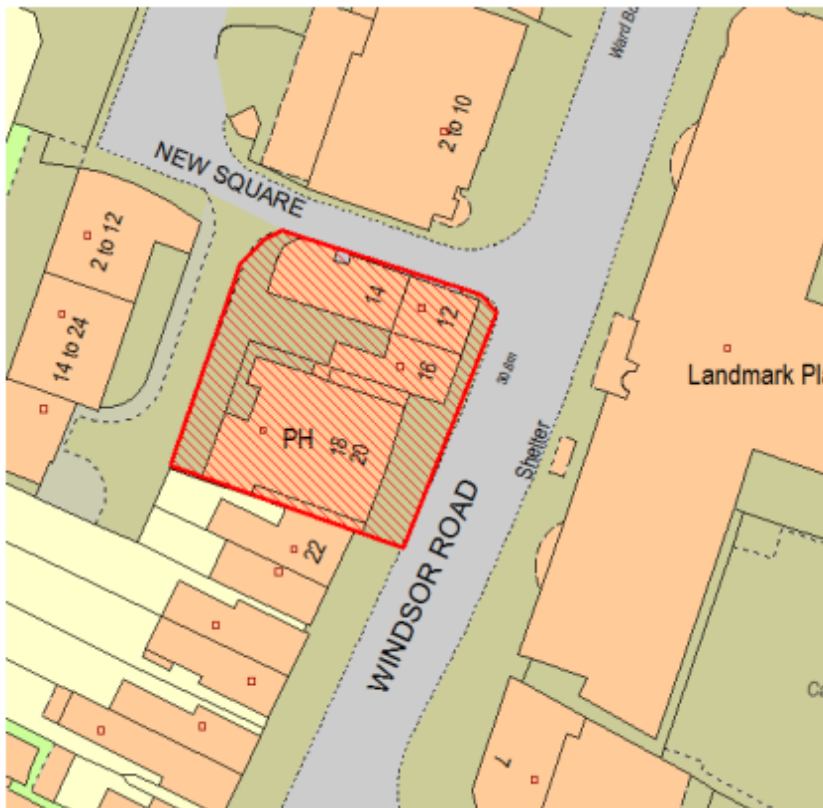


Registration Date:	04-Sep-2025	Application No:	P/08979/006
Officer:	Luke Simpson	Ward:	Langley Foxborough
Applicant:	Abri Group Ltd	Application Type:	Major
		13 Week Date:	30 October 2025
Location:	Former Police Station, Trelawney Avenue, Langley, Slough, SL3 8NF		
Proposal:	Variation of Condition 18 (Vehicle Access) of planning application P/08979/003 dated 27/09/2024 to provide the vehicle access prior to first occupation instead of prior to commencement of development.		

Recommendation: Delegate to Planning Manager for approval, subject to conditions.



1.0 SUMMARY OF RECOMMENDATION

- 1.1 Having considered the relevant policies of the Development Plan set out below, the representations received from the relevant consultee along with all relevant material considerations, it is recommended the application be delegated to the Planning Manager for approval, subject to conditions and the consideration of any comments received prior to the expiry of the press notice on 10th April 2026.
- 1.2 The proposals comprise a variation to a major planning application; therefore, the development is required to be determined by Slough Borough Council Planning Committee.

2.0 PART A: BACKGROUND

2.1 PROPOSAL

- 2.2 This application is submitted under Section 73 (S73) of the Town and Country Planning Act 1990 as amended. Section 73 allows for applications to be made for permission to develop without complying with a condition or vary conditions previously imposed on a planning permission. The Council can grant such a permission unconditionally or subject to different conditions, or they can refuse the application if they decide that the original conditions should remain.
- 2.3 In this instance the applicant has sought to apply for permission under Section 73 to vary a previously approved scheme at the site which was granted by Members under reference: P/08979/003 following a resolution to approve at the Committee meeting of 24th July 2024 with the decision notice issued on 27 September 2024. The original committee report for reference has been appended to this report.
- 2.4 The application seeks formal planning consent to vary the wording of Condition 18 (Vehicle Access) of planning permission P/08979/003 dated 27/09/2024:
- 2.5 Condition 18 is currently worded as:

“The development, with the exception of site clearance, demolition and preparation works, shall not commence until the new means of access has been constructed in accordance with the approved drawing and constructed in accordance with Slough Borough Council’s Design Guide”.

“REASON: In order to minimize danger, obstruction and inconvenience to users of the highway and of the development”.

- 2.6 The applicant is seeking to vary Condition 18 to:

“The development shall not be first occupied until the new means of access has been constructed in accordance with the approved drawing and constructed in accordance with Slough Borough Council’s Design Guide”.

“REASON: In order to minimize danger, obstruction and inconvenience to users of the highway and of the development”.

2.7 The application was submitted with the following technical content:

- a) Application Form
- b) Construction and Environment Management Plan (1000 C) (dated August 2025); Rec'd 13/01/2026
- b) Vehicle Routing Plan (1001 C) (dated August 2025); Rec'd 13/01/2026

3.0 Application Site

3.1 The application site comprises the former Police Station located on the corner of Langley High Street and Trelawney Avenue. The former Police Station has been demolished and construction hoarding has been erected around the site following the granting of permission for 29 residential flats under application P/08979/003.

3.2 The site is surrounded by residential or mixed-use development in all directions, with the Holy Family Catholic School situated approximately 50m to the southwest.

4.0 Site History

4.1 The most relevant planning history for the site is presented below. The application to which this Section 73 proposal directly relates is:

4.2 P/08979/003 – Redevelopment of the site to provide 29 residential dwellings comprising self-contained flats and houses with associated car parking, access, landscaping, and other associated infrastructure.

Approved with Conditions; Informatives 27/09/2024

4.3 P/08979/004 – Submission of details pursuant to condition 9 (Construction Environmental Management Plan) 20 Construction Management Plan) of planning permission P/08979/003 dated 27/09/2024.

Conditions Complied with; Informatives 26/01/2026

4.4 P/08979/005 – Submission of details pursuant to condition 10 (Phase 1 Desk study) 11 (Intrusive Investigation Method Statement) and 12 (Quantitative Risk Assessment) of planning permission P/08979/003 dated 27/09/2024.

Conditions Complied with; Informatives 11/09/2025

4.5 P/08979/007 – Submission of details pursuant to condition 14 (Noise Mitigation) of planning permission P/08979/003 dated 27/09/2024.

Conditions Complied with; Informatives 28/11/2025

4.6 P/08979/010 – Submission of detail pursuant to condition 16 (Piling) of planning permission P/08979/003 dated 27/09/2024.

Condition Complied with; Informatives 09/02/2026

4.7 P/08979/011 – Submission of detail pursuant to condition 19 (Cycle Parking) of planning permission P/08979/003 dated 27/09/2024.
Conditions Complied with; Informatives 09/02/2026

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), site notices were displayed around the site on 17/09/2025. The application was advertised as a major application in the 20/03/2026 edition of The Slough Express.

5.2 No public representations have been received to date, but it is resolved to consider and update the committee via the Amendment Sheet of any comments received before the press notice expires.

6.0 Consultations

6.1 *Transport & Highways* – No objection.

7.0 Policy Background

Slough Local Development Plan and the NPPF

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

Development Plan Policies

7.2 The application solely relates to the point at which the new access to the site needs to be provided, and therefore is considered having regard for the National Planning Policy Framework, Core Policy 7 of the Slough Local Development Framework, Core Strategy (2006 – 2026) Development Plan Document, December 2008.

7.3 It should be noted that this report only makes reference to the NPPF and Core Policy 7 as these are relevant to the consideration of the varying the vehicle access conditions. The conditions listed at the end of the report, do refer to other policies as these have been lifted from the original consent.

National Planning Policy Framework

- 7.4 The revised version of the National Planning Policy Framework (NPPF) was published in 2024.
- 7.5 Planning Officers have considered the revised NPPF which has been used together with other material planning considerations to assess this planning application.
- 7.6 The NPPF states that decision-makers at every level should seek to approve application 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.

Equality Act

- 7.7 In addition, Section 149 of the Equality Act (2010) which sets a Public Sector Equality Duty (PSED) came into force in April 2011 and requires the Council to consider the equality impacts on all protected groups when exercising its functions. In the case of planning, equalities considerations are factored into the planning process at various stages. The first stage relates to the adoption of planning policies (national, strategic and local) and any relevant supplementary guidance. In coming to a recommendation, officers have considered the equalities impacts on protected groups in the context of the development proposals as set out in this report.

8.0 Planning Considerations:

- 8.1 The planning considerations for this proposal are:
- Principle of Development
 - Impact on highways
 - Decision notice
 - Equalities considerations

9.0 Principle of Development

- 9.1 As outlined in Section 2 of this report an application can be made under Section 73 (S73) of the Town and Country Planning Act 1990 to vary or remove conditions associated with a planning permission.
- 9.2 The principle of development was established through the original granting of planning permission under ref P/08979/003 dated 27/09/2024. The applicant can apply for an amendment to the extant scheme permission, under S73 of the Town and Country Planning Act (As Amended). Section 73 of the Act can be used, amongst other things, to approve amendments to an existing planning permission by amending a condition (or conditions) upon which the permission was granted. In law, a Section 73 application results in the grant of a new planning permission affecting the same site that is subject to the relevant amended conditions.

- 9.3 This material amendment procedure was confirmed by the Government as appropriate in 2009 when it streamlined the procedure for Section 73 applications and issued accompanying guidance on how best to achieve flexibility with planning permissions by allowing material amendments to planning permissions without the need for the submission of entirely new planning applications. The overriding purpose of the streamlined procedure and guidance was to avoid the burden that would fall on both planning authorities and developers if a fresh planning application had to be submitted every time that a development is materially amended.
- 9.4 The guidance is now contained in the Department for Levelling Up, Housing and Communities' National Planning Practice Guidance. Amongst other things the guidance states that a material amendment is likely to include any amendment whose scale and/or nature results in a development which is not substantially different from the one which has been approved. Relevant and recent case law on this matter indicates that the Section 73 route can be applied to determine amendments which do not result in a "fundamental" change to an approved development.
- 9.5 The submission of the Section 73 application does not give an opportunity to reassess the previously determined proposal which is reflected in the limited number of considerations set out at 8.0.
- 9.6 The proposed amendments that are set out and considered above are considered to amount to works that can fall within the scope of a S73 application as a matter of principle. The merits of each case determine whether or not the specific proposals can be accepted as a S73 variation or not.

10.0 Impact on Highways

- 10.1 As mentioned above, Condition 18 of planning permission P/08979/003 is worded as follows:
- 10.2 *"The development, with the exception of site clearance, demolition and preparation works, shall not commence until the new means of access has been constructed in accordance with the approved drawing and constructed in accordance with Slough Borough Council's Design Guide".*
- "REASON: In order to minimise danger, obstruction and inconvenience to users of the highway and of the development".*
- 10.3 The condition requires that the new means of access to the site from Trelawney Avenue is constructed prior to the commencement of any development works, with the exception of demolition and site preparation works. Paragraph 116 of the NPPF states; development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios. Core Policy 7 requires development to improve road safety.

- 10.4 Separate to this application, through submission of details application, ref: P/08979/004 the applicant has sought to vary the originally approved construction management plan to enable vehicles associated with the construction of the scheme to use the existing access from High Street, once ground works have been carried out from Trelawney Avenue and completed. This arrangement means the new Trelawney Avenue access would not be achievable until the development is close to completion due to the complexities of constructing around the undercroft and carrying out subterranean work in the area of the site where the new access would be.
- 10.5 This variation of the Construction Management Plan has been approved with no objections being raised by the Council's Highways Officer. The change to the trigger point to provide the access junction would still provide safe and appropriate access via Trelawney Avenue for the occupational stage of the development. Furthermore, safe and suitable access arrangements have been provided for the construction phase, including the provision of a new pedestrian crossing on The High Street, and the management of deliveries to the site to ensure that they do not conflict with school drop off and pick up times or the traffic regulation order that is in place on the High Street. As such, the proposal would not result in severe harm to the highway network or lead to an unacceptable impact on highway safety.
- 10.6 Based on the above, it is deemed that as currently worded, Condition 18 would effectively prevent any development from taking place, as it would prevent the High Street access being utilised. Mindful of this and the fact that the varied condition would still require the scheme to be carried out as originally approved prior to it being occupied, the proposal would be a non-substantial change that would comply with Core Policy 7 of the Core Strategy and the NPPF, it is deemed that the proposed variation can be approved.

11.0 Decision notice

- 11.1 The nature of a S73 application is such that any approval results in the production of a new, stand-alone decision notice for the amended development. The new decision notice will include any varied conditions that are required to accommodate the proposed changes.
- 11.2 The amendments that have been agreed to the Construction Management Plan that permit the High Street from being used for part of the construction phase necessitate a change to the wording of Condition 18 to enable construction to commence. This is the proposal made by the applicant and the recommended conditions below include an updated condition.

12.0 Equalities considerations

- 12.1 Throughout this report and the report that originally approved the development under Ref: P/08979/003 dated 27/09/2024, due consideration has been given to the potential impacts of development, upon individuals either residing in the development, or visiting the development, or whom are providing services in support of the development.

Under the Council's statutory duty of care, the local authority has given due regard for the needs of all individuals including those with protected characteristics as defined in the 2010 Equality Act (eg: age (including children and young people), disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation. In particular, regard has been had with regards to the need to meet these three tests:

- Remove or minimise disadvantages suffered by people due to their protected characteristics;
- Take steps to meet the needs of people with certain protected characteristics; and;
- Encourage people with protected characteristics to participate in public life (et al).

12.2 The proposal would provide a new residential building on the site which will be built to Building Regulation standards, these provisions are considered appropriate and would comply with local and national planning policies. The amendments proposed do not alter the pedestrian access to the site and the parking provision as originally approved.

12.3 It is considered that there will be temporary (but limited) adverse impacts upon all individuals, with protected characteristics, whilst the development is under construction, by virtue of the construction works taking place. People with the following characteristics have the potential to be disadvantaged as a result of the construction works associated with the development e.g.: people with disabilities, maternity and pregnancy and younger children, older children and elderly residents/visitors. During the assessment of the original application, it was considered that noise and dust from construction has the potential to cause nuisances to people sensitive to noise or dust. However, measures have been incorporated into the construction management plan to mitigate the impact and minimise the extent of the effects. This is secured by condition. This application relates to a condition to vary the stage at which vehicle access will be provided and this will change from prior to commencement to prior to first occupation, it is considered that there will not be any impact as the access will be provided prior to any occupiers moving into their homes.

12.4 In conclusion, it is considered that the needs of individuals with protected characteristics have been fully considered by the Local Planning Authority exercising its public duty of care, in accordance with the 2010 Equality Act.

13.0 PART C: RECCOMENDTION

13.1 Having considered the relevant policies of the Development Plan, it is recommended the application be delegated to the Planning Manager to approve planning permission subject to subject to the conditions set out below and the consideration of any comments received prior to the expiry of the press notice published on 20th March 2026.

14.0 PART D: DRAFT CONDITIONS

14.1 1. Time Limit

The development hereby permitted shall be commenced within three years from the 27/09/2024 – the date on which the original permission was granted.

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 Plans

The development hereby approved shall be implemented only in accordance with the following plans and drawings hereby approved by the Local Planning Authority: (a) Drawing No. 022304-ELS-01 Revision D, dated 16/07/2024, received 16/07/2024 (b) Drawing No. 022304-ELS-02 Revision E, dated 16/07/2024, received 16/07/2024 (c) Drawing No. 022304-ELS-03 Revision B, dated 24/06/2024, received 24/06/2024 (d) Drawing No. 022304-ELS-04, dated 07/09/2023, received 25/04/2024 (e) Drawing No. 022304-ELS-APT-E1 Revision C, dated 16/07/2024, received 16/07/2024 (f) Drawing No. 022304-ELS-APT-E2 Revision C, dated 16/07/2024, received 16/07/2024 (g) Drawing No. 022304-ELS-APT-P1 Revision C, dated 16/07/2024, received 16/07/2024 (h) Drawing No. 022304-ELS-APT-P2 Revision B, dated 16/07/2024, received 16/07/2024 (i) Drawing No. 022304-ELS-APT-P3 Revision A, dated 20/06/2023, received 24/06/2024 (j) Drawing No. 022304-ELS-APT-P4 Revision A, dated 20/06/2023, received 24/06/2024 (k) Drawing No. 022304-ELS-APT-SEC01 Revision A, dated 20/06/2023, received 24/06/2024 (l) Drawing No. 022304-ELS-CS01, dated 06/09/2023, received 25/04/2024 (m) Drawing No. 022304-ELS-PER01 Revision B, dated 16/07/2024, received 16/07/2024 (n) Drawing No. 022304-ELS-SS01 Revision C, dated 16/07/2024, received 16/07/2024 (o) Drawing No. 022304-ELS-SS02 Revision D, dated 16/07/2024, received 16/07/2024 (p) Drawing No. 022304-ELS-T01-E1, dated 14/11/2023, received 25/04/2024 (q) Drawing No. 022304-ELS-T01-E2, dated 14/11/2023, received 25/04/2024 (r) Drawing No. 022304-ELS-T01-P1, dated 06/09/2023, received 25/04/2024 (s) Drawing No. 022304-ELS-T01-P2, dated 06/09/2023, received 25/04/2024, (t) Drawing No. 022304-ELS-T01-P3, dated 06/09/2023, received 25/04/2024 (u) Drawing No. 8302/ASP5/LSP, dated 19/03/2024, received 25/04/2024, (v) Drawing No. Tree condition survey, arboricultural implications assessment and protection recommendations, dated 03/2024, received 25/04/2024 (w) Drawing No. RP02-23454A-R1 - Air Quality Constraints and Opportunities Appraisal, dated 14/11/2023, received 25/04/2024 (x) Drawing No. Design & Access Statement, dated 03/2024, received 25/04/2024 (y) Drawing No. Ecological Report, dated 21/04/2024, received 25/04/2024 (z) Drawing No. Energy and Sustainability Statement

Revision B, dated 21/03/2024, received 25/04/2024 (aa) Drawing No. Flood Risk Assessment and Drainage Strategy Revision B, dated 03/2024, received 25/04/2024 (bb) Drawing No. P01-23454A-R2 – Noise Assessment Revision B, dated 19/03/2024, received 25/04/2024 (cc) Drawing No. Transport Statement, dated 21/03/2024, received 25/04/2024 (dd) Drawing No. Technical Note: Biodiversity Net Gain, dated 06/2024, received 06/06/2024 (ee) Drawing No. The Statutory Biodiversity Metric Auditing and accounting for biodiversity Tool, dated n/a, received 06/06/2024 (ff) Drawing No. Daylight & Sunlight Report (revised), dated 04/07/2024, received 04/07/2024 (gg) Drawing No. 022304-ELS-SAN01 (revised), dated 11/07/2024, received 11/07/2024

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. Obscure Glazed Windows

The two windows in the flank brick wall of the south facing elevation at roof level of the apartment block hereby approved shall be glazed with obscure glass and any opening shall be at a high level (above 1.8m) only, and shall be so maintained unless prior written approval has been obtained from the Local Planning Authority.

REASON: To minimise any loss of privacy to adjoining occupiers.

4. External Materials

Notwithstanding the details in the approved plans, no development shall take place above ground level, until details of the proposed external facing materials, including any paint colours, glazed facades and, balcony details, roof material of the buildings hereby approved, shall be submitted to and approved in writing by the Local Planning Authority. No part of the development shall be used or occupied prior to the implementation of the approved details and retained thereafter.

REASON: To ensure a satisfactory external appearance of the development and to respect the setting of nearby listed buildings in accordance with Policies EN1 of the Local Adopted Plan for Slough 2004, Core Policies 8 and 9 of the Slough Local Development Framework Core Strategy 2006-2026, and the guidance contained in the Council's Developer's Guide Part 4 (2008) and the National Planning Policy Framework 2024.

5. Detailing

Prior to any development above the ground floor slab, large scale drawings of the brickwork detailing in the elevations of the building pursuant to the

approved plans shall be submitted and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the details approved.

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

6. Surfacing Materials

Notwithstanding the details in the approved plans, no development shall take place above ground works level, until details of the proposed external materials to be used in the construction of the access road, car park, pedestrian pathways and communal areas within the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The details shall include a variation of different materials for the access roads, car parking spaces, and pedestrian walkways. The development shall be carried out in accordance with the details approved and retained thereafter.

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

7. Secured By Design

Prior to the commencement of above ground works, an application shall be made for Secured by Design accreditation on the development hereby approved. The development shall be carried out in accordance with the approved details, and shall not be occupied or used until confirmation of SBD accreditation has been received by the authority.

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.

8. Access and Security Strategy

Prior to the commencement of above ground works, an Access and Security Strategy should be provided to demonstrate how potential for crime and anti-

social behaviour has been considered and mitigated. The document should outline how: - security in relation to postal services and deliveries would be achieved, - security of cycle and bin stores, - compartmentalization of the development to ensure residents and visitors have access only to those areas of the development they need to.

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.

9. Construction Environmental Management Plan

The development shall be carried out in accordance with the Construction Management Plan agreed under application P/08979/004, as agreed by the Local Planning Authority.

REASON: In the interests of the amenities of the area in accordance with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008, and the guidance set out in the National Planning Policy Framework 2024.

10. Phase 1 Desk Study

The development shall be carried out in accordance with the findings and recommendations set out within the Geoenvironmental Report (Ref: CRM.1726.004.GE.R.001.A) agreed under application P/08979/005.

REASON: To ensure that the type, nature and extent of contamination present, and the risks to receptors are adequately characterised, and to inform any remediation strategy proposal and in accordance with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008.

11. Intrusive Investigation Method statement

The development shall be carried out in accordance with the findings and recommendations set out within the Geoenvironmental Report (Ref: CRM.1726.004.GE.R.001.A) agreed under application P/08979/005.

REASON: To ensure that the type, nature and extent of contamination present, and the risks to receptors are adequately characterised, and to inform any remediation strategy proposal and in accordance with Core Policy

8 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008.

12. Quantitative Risk Assessment

The development shall be carried out in accordance with the findings and recommendations (including the site specific remediation strategy) set out within the Geoenvironmental Report (Ref: CRM.1726.004.GE.R.001.A) agreed under application P/08979/005.

REASON: To ensure that potential risks from land contamination are adequately assessed and remediation works are adequately carried out, to safeguard the environment and to ensure that the development is suitable for the proposed use and in accordance with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008.

13. Remediation Validation Report

No development within or adjacent to any area(s) subject to remediation works carried out pursuant to the Phase 3 Quantitative Risk Assessment and Site Specific Remediation Strategy condition shall be occupied until a full 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 Site Specific Remediation Strategy condition above. In the event that gas and/or vapour protection measures are specified by the remedial strategy, the report shall include written confirmation from a Building Control Regulator that all such measures have been implemented.

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. Noise Mitigation

The development shall be carried out in accordance with the findings and recommendations set out within the Noise Assessment Report, Acoustic Enhancement Glass Specification, Part O Assessment and Indicative Flat Type – Ventilation document agreed under application P/08979/007.

REASON: To ensure future residents are not subjected to unacceptable noise levels once the development is inhabited, in accordance with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008.

15. Surface Water Drainage

Before any above ground works commence a detailed design of surface water drainage scheme for the site based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development should be submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall include: i) Details (i.e., designs, diameters, invert and cover levels, gradients, dimensions and so on) of all elements of the proposed drainage system, to include pipes, inspection chambers, outfalls/inlets, and attenuation structures ii) Details of the drainage system are to be accompanied by full and appropriately crossreferenced supporting calculations which will include a 10% allowance for urban creep. iii) Cross sections of the control chambers (including site specific levels mAOD) and manufacturers' hydraulic curves should be submitted for all hydrobrakes and other flow control devices. v) Confirmation of site-specific soil conditions to confirm or exclude use of infiltration solutions.

REASON: To reduce the risk of flooding both on and off site in accordance with the NPPF and Core Policy 8 of the Core Strategy by ensuring the satisfactory means of surface water attenuation and discharge from the site and to ensure the future maintenance of drainage systems associated with the development.

16. Piling

Any piling must be undertaken in accordance with the terms of the approved piling method statement agreed under application P/08979/010.

REASON: To prevent any potential to impact on local underground water and sewerage utility infrastructure ensure that any ground and water contamination is identified and adequately assessed, to safeguard the environment and to ensure that the development is suitable for the proposed use in accordance with Policy 8 of the Core Strategy 2008 and the National Planning Policy Framework (2024).

17. Indicative Plan

Prior to the commencement of the development with the exception of site clearance, demolition and preparation works, details as set out within indicative drawing no. 022304- ELS-SAN01 received on 11/07/2024, shall be submitted to and approved in writing by the Local Planning Authority setting out the following: • Gated accesses for the entrances off Trelawney Avenue and High Street Langley • Postal letter box details • Signage for priority vehicular access/zebra crossing for access entering from Trelawney Avenue

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 in accordance with Core Policies 7, 8 and 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.

18. Vehicle Access

The development shall not be first occupied until the new means of access has been constructed in accordance with the approved drawing and constructed in accordance with Slough Borough Council's Design Guide.

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 Core Strategy 2008 and the requirements of the National Planning Policy Framework 2024.

19. Cycle Parking

The cycle parking shall be provided in accordance with the cycle parking details agreed under application P/08979/011 and shall be retained at all times in the future for this purpose.

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

20. Construction Management Plan

The development shall be carried out in accordance with the Construction Management Plan agreed under application P/08979/004, as agreed by the Local Planning Authority.

REASON: In the interest of minimising danger and inconvenience to vehicular traffic and pedestrian highway users in accordance with policies 7 and 8 of the Core Strategy 2008 and the requirements of the National Planning Policy Framework 2024.

21. Soft Landscaping and Biodiversity Net Gain

The development hereby approved shall not be first occupied until full details of soft landscaping proposals, including details of how the patio gardens to the ground floor flats will be landscaped, pursuant to the arboricultural report, Biodiversity Net Gains Technical Note and approved plans have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out no later than the first planting season following completion of the development., If any of the new or retained trees

or shrubs should die, are removed or become seriously damaged or diseased, then they shall be replaced in the next planting season with another of the same species and size as agreed in the landscaping tree planting scheme by the Local Planning Authority. The landscaping shall thereafter be permanently retained for the stated purposes of net gains in biodiversity.

REASON: In the interests of the visual amenity of the area and in the interests of providing net gains in biodiversity in accordance with Policy EN3 of The Adopted Local Plan for Slough 2004 and Core Policy 9 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008, and the requirements of the National Planning Policy Framework

22. Landscape Maintenance

The development hereby approved shall not be first occupied until a landscape management plan has been submitted to and approved in writing by the Local Planning Authority. This management plan shall set out the long term objectives, management responsibilities and maintenance schedule for the landscape areas shown on the approved landscape plan, and should include a time scale for the implementation and be carried out in accordance with the approved details and retained thereafter.

REASON: To ensure the long term retention of landscaping, in the interests of the visual amenity of the area and in the interests of providing net gains in biodiversity in accordance with Policy EN3 of The Adopted Local Plan for Slough 2004 and Core Policy 9 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008, and the requirements of the National Planning Policy Framework

23. Boundary Treatment, Walls, Fences and Gates

Notwithstanding the details in the approved plans, no part of the development hereby approved shall be occupied until details of the proposed boundary treatment including position, external appearance, height and materials for the patio garden and cluster home private garden areas have been submitted to and approved by the Local Planning Authority. The works shall be carried out in accordance with the approved details on site prior to the first occupation of the development and retained thereafter.

REASON: In the interests of the visual amenity of the area and accordance with saved policies EN1 and EN3 of The Local Plan for Slough 2004.

24. Verification Report

No occupation shall take place until the Verification Report for the installed surface water drainage system for the site based on the approved Flood Risk Assessment & Sustainable Drainage Strategy, ref. P/08979/003(012) FLOOD RISK AND DRAINAGE REPORT has been submitted in writing by a suitably qualified drainage engineer and approved by the Local Planning Authority. The report shall include: a) Any departure from the agreed design is keeping with the approved principles b) Any As-Built Drawings and accompanying photos c) Results of any Performance testing undertaken as a part of the application process (if required / necessary) d) Copies of any Statutory Approvals, such as Land Drainage Consent for Discharges etc. e) CCTV Confirmation that the surface water drainage system is free from defects, damage, and foreign objects f) Confirmation of adoption or maintenance agreement for all SuDS elements as detailed within the drainage strategy is in place.

REASON: To ensure the installed Surface Water Drainage System is satisfactory and in accordance with the approved reports for the development site, in accordance with Core Policy 8 of the Slough Local Development Framework, Core Strategy 2006-2026, Development Plan Document, December 2008.

25. Visibility Splays

No other part of the development shall be occupied until the visibility splays shown on the approved drawings have been provided on both sides of the access 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.

REASON: To provide adequate intervisibility between the access and the existing public highway for the safety and convenience of users of the highway and of the access

26. EV Charging Points

Prior to the first occupation the development hereby approved, details of the 29 active electric vehicle charging points (Type 2' socket and be rated to at least 3.6kW 16amp 0 7kW 30amp single 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 for each unit shall be fully operational prior to the first occupation of that unit and shall be retained in good working order at all times in the future.

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 2024.

27. Car Parking

Prior to the development hereby approved first being brought into use, 39 no. car parking spaces shall be provided and made available for use in connection with the residential development as approved under P/08979/003, and maintained for the parking of cars thereafter. The car parking spaces shall not be used for any separate business, commercial or residential use.

REASON: In the interests of ensuring that the use benefits from satisfactory car parking provision in the interests of the amenities of the area in accordance with Core Policy 7 of the Slough Local Development Framework, Core Strategy 2006-2026, Development Plan Document, December 2008.

28. Car Parking Management Plan

Prior to the first occupation of the development, a Car Parking Management Plan shall be submitted and approved by the Local Planning Authority detailing the management strategy for car parking spaces and access to the gates for the site access junctions. The CPMP shall ensure that key fobs for the A4 service road are only issued to garage owners.

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

29. Bin Storage

No unit shall be occupied until bin storage has been provided in accordance with the approved plans and standards set out in the Slough Developers Guide and shall be fully operational prior to the first occupation of that unit

REASON: To ensure that adequate refuse storage is provided to serve the development.

30. Ecology Enhancement

None of the dwellings hereby approved shall be occupied until details have been submitted to and approved in writing by the Local Planning Authority of proposed measures to secure biodiversity enhancements at the site in accordance with the recommendations and conclusions of the Ecological Report from AA Environmental Ltd Ref 233268, dated 03/2024, received 25/04/2023. The measures shall include raised boundary treatments to garden areas to allow passing for animals. The works shall be carried out in accordance with the approved details and be in place prior to the development being fully occupied.

REASON: To ensure that the development provides biodiversity enhancements in line with its recommended measures in the interests of 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 2024.

31. Privacy Screening

Prior to the first occupation of the development hereby approved, details of the privacy screening to each side of the balconies to the north elevation of the apartment building measuring 1.8 metres in height from the floor level of the balconies shall be submitted and approved in writing by the Local Planning Authority. The privacy screening shall be installed in accordance with the approved details prior to the first occupation of the development hereby approved and retained as such at all times in the future.

REASON: To prevent the sterilization of neighbouring land and to have acceptable impacts on the character and appearance of the area, in accordance with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008, Policy EN1 of the Adopted Local Plan for Slough 2004, and the requirements of the National Planning Policy Framework.

32. External Site Lighting

No part of the development hereby permitted shall be occupied until a lighting spillage scheme has been submitted to and approved in writing by the Local Planning Authority for any external site lighting. The scheme shall include including details of the lighting units, shielding to prevent glare on the highway, hours of use, and vertical and horizontal illuminance levels including on neighbouring land in accordance with the Institute of Lighting Professionals Guidance Note 1 for the reduction of obtrusive light 2021. The development shall be carried out in full accordance with the approved details prior to first occupation and shall be retained as such at all times in the future. No lighting shall be provided at the site other than in accordance with the approved scheme.

REASON: In the interests of safeguarding the amenities of neighbouring properties in accordance with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008, Policy EN5 of The Adopted Local Plan for Slough 2004 (saved polices), and the requirements of the National Planning Policy Framework.

33. No Additional Windows

Notwithstanding the terms and provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order), no windows /dormer windows / rooflights other than expressly authorised by this permission shall be constructed on the buildings hereby approved.

REASON: To protect the amenity and privacy of adjacent occupiers in accordance with Policy H15 of The Adopted Local Plan for Slough 2004.

34. Access

Access to the development shall be carried out in accordance with the approved plans (and as refined by the highways agreement) and be completed prior to first use of the development hereby approved and retained thereafter.

REASON: To ensure that the site is developed in accordance with the principles of the submitted application and to ensure that the proposed development does not prejudice the safety and function of the highway network in accordance with Core Policy 7 of the Core Strategy, and the requirements of the National Planning Policy Framework.

35. No Permitted Development - New Dwellings

Notwithstanding the terms and provisions of the Town & Country Planning General Permitted Development Order 2015 (as amended) (or any order revoking and re-enacting that Order), Schedule 2, Part 20, Classes ZA, A, AD, no extensions to the dwelling(s) to create extensions or new dwellinghouses shall take place without the express permission from Local Planning Authority through a full planning application.

REASON: The height of the development is in scale with the neighbouring properties and an increase in height would need to be carefully considered to ensure it would be acceptable in terms of the character and appearance of the area in accordance with Policy EN1 of The Local Plan for Slough 2004, 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.

36. Permitted Development Rights Removed

Notwithstanding the terms and provisions of the Town & Country Planning (General Permitted Development) (England) Order 2015 (As amended) (or any order revoking and re-enacting that Order), Schedule 2, Part 1, Classes A, B, C, D and E, no extension(s) to the house hereby permitted or buildings or enclosures shall be erected constructed or placed on the site without the express permission of the Local Planning Authority.

REASON: The rear garden(s) and parking areas are considered to be only just adequate for the houses of the size proposed. It would be too small to accommodate future development(s) which would otherwise be deemed to be permitted by the provision of the above order. In the interests of ensuring the limited parking provision is unaffected through future development and ensuring amenity standards are retained in accordance with Policies EN1, T2 and H14 of The Adopted Local Plan for Slough 2004.

37. Surface Water Maintenance

The Surface Water Maintenance Strategy shall be carried out in accordance with the details as set out within the Flood Risk Assessment and Drainage Strategy Revision B, dated 03/2024, received 25/04/2024 at all times.

REASON: To reduce the risk of flooding both on and off site in accordance with the NPPF and Core Policy 8 of the Core Strategy by ensuring the satisfactory means of surface water attenuation and discharge from the site and to ensure the future maintenance of drainage systems associated with the development.

- 38.** Prior to first occupation of the development hereby approved, a site servicing strategy and Delivery and Servicing Plan (DSP) for the development including vehicle tracking, shall be submitted to and approved in writing by the Council. The DSP shall detail: type of HGVs to be used on site, the hours of operation, management of deliveries, emergency access, collection of waste and recyclables, silent reversing methods/ location of drop-off bays and vehicle movement in respect of the development. The approved measures shall be implemented and thereafter retained for the lifetime of the development.

REASON: In order to ensure that satisfactory provision is made for deliveries, drop-offs and refuse storage and collection and to ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by noise, in accordance with Policy T3 of The Adopted Local Plan for Slough 2004, Policies 7 and 10 of the adopted Core Strategy 2006-2026 and the guidance contained in the Council's Developer's Guide Part 3 (2008) and the National Planning Policy Framework (2024).