

Section 2.1: Planning and Environmental Certificates

2.1.1 Planning Tracker and Planning Approval

Mr. Taylor Cherrett,
Turley
Turley
The Pinnacle
20 Tudor Road
Reading
RG1 1NH

Town and Country Planning Act 1990 (as amended)
The Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015
(DMPO) (as amended)

Application for Approval of Details Reserved by Condition

Proposal: Submission of details pursuant to condition 5 (Remediation Validation) of planning permission P/09811/002 dated 22/11/2023

Location: Jupiter House, Horton Road, Poyle, Slough, SL3 0BB

DATE OF DECISION: 30 August 2024

In pursuance of their powers under the above mentioned Acts and Orders, the Council of the Borough of Slough as the Local Planning Authority has made the following decision in respect of the details submitted (**application number P/09811/011**) to comply with the condition(s) imposed as described within the above proposal.

1. Condition 5 (Remediation Validation) – Discharged in accordance with:

a) Horton Road, Poyle Verification Report Ref: 70106611-VR1 – Dated August 2024;
Rec'd 29/08/2024

INFORMATIVE(S):

1. Condition 5 has been discharged in accordance with planning permission P/09811/002 dated 22/11/2023.

Your attention is drawn to the notes below.

This decision notice does not convey any approval or consent under the Building Regulations or any enactment other than the Town and Country Planning Act 1990.



.....

On behalf of
Group Manager for Planning & Building Control

DEC1subccwi

Mr. Taylor Cherrett,
Turley
The Pinnacle
20 Tudor Road
Reading
RG1 1NH

Town and Country Planning Act 1990 (as amended)
The Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015
(DMPO) (as amended)

Application for Approval of Details Reserved by Condition

Proposal: Submission of details pursuant to condition 6 (Surface Water Drainage) of planning permission P/09811/002 dated 22/11/2023

Location: Jupiter House, Horton Road, Poyle, Slough, SL3 0BB

DATE OF DECISION: 08 March 2024

In pursuance of their powers under the above mentioned Acts and Orders, the Council of the Borough of Slough as the Local Planning Authority has made the following decision in respect of the details submitted (**application number P/09811/004**) to comply with the condition(s) imposed as described within the above proposal.

1. Condition 6 (Surface Water Drainage) – Discharged

In accordance with:

a) Technical note - Drainage planning conditions (Document No: 22232-BGL-XX-XX-TN-X-00001), Status P00; Dated 15/12/2023; Rec'd 24/01/2024.

Your attention is drawn to the notes below.

This decision notice does not convey any approval or consent under the Building Regulations or any enactment other than the Town and Country Planning Act 1990.



.....
Christian Morrone
On behalf of
Group Manager for Planning & Building Control

DEC1subccwi

Mr. Taylor Cherrett,
Turley
The Pinnacle
20 Tudor Road
Reading
RG1 1NH

Town and Country Planning Act 1990 (as amended)
The Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015
(DMPO) (as amended)

Application for Approval of Details Reserved by Condition

Proposal: Submission of details pursuant to condition 7 (Drainage maintenance) of planning permission P/09811/002 dated 22/11/2023

Location: Jupiter House, Horton Road, Poyle, Slough, SL3 0BB

DATE OF DECISION: 08 August 2024

In pursuance of their powers under the above mentioned Acts and Orders, the Council of the Borough of Slough as the Local Planning Authority has made the following decision in respect of the details submitted (**application number P/09811/012**) to comply with the condition(s) imposed as described within the above proposal.

1. Condition 7 (Drainage Maintenance) – Discharged

In accordance with:

a) 22232-BGL-XX-XX-TN-X-00001-V1 BGL Drainage Maintenance Plan – Dated 01/07/2024; Rec'd 18/07/2024

INFORMATIVE(S):

1. Condition 7 has been discharged in accordance with planning permission P/09811/002

Your attention is drawn to the notes below.

This decision notice does not convey any approval or consent under the Building Regulations or any enactment other than the Town and Country Planning Act 1990.



Christian Morrone
On behalf of
Group Manager for Planning & Building Control

DEC1subccwi

Mr. Taylor Cherrett,
Turley
The Pinnacle
20 Tudor Road
Reading
RG1 1NH

Town and Country Planning Act 1990 (as amended)
The Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015
(DMPO) (as amended)

Application for Approval of Details Reserved by Condition

Proposal: Submission of details pursuant to condition 8 (Drainage Verification Report) of planning permission P/09811/002 dated 22/11/2023

Location: Jupiter House, Horton Road, Poyle, Slough, SL3 0BB

DATE OF DECISION: 14 August 2024

In pursuance of their powers under the above mentioned Acts and Orders, the Council of the Borough of Slough as the Local Planning Authority has made the following decision in respect of the details submitted (**application number P/09811/013**) to comply with the condition(s) imposed as described within the above proposal.

1. Condition 8 (Drainage Verification Report) – Discharged

In accordance with:

a) 22232-BGL-XX-XX-TN-X-00002-V1 BGL Drainage Verification Report – Dated 04/07/2024; Rec'd 18/07/2024

INFORMATIVE(S):

1. Condition 8 has been discharged in accordance with planning permission P/09811/002

Your attention is drawn to the notes below.

This decision notice does not convey any approval or consent under the Building Regulations or any enactment other than the Town and Country Planning Act 1990.



Christian Morrone
On behalf of
Group Manager for Planning & Building Control

DEC1subccwi

Mr. Taylor Cherrett,
Turley
The Pinnacle
20 Tudor Road
Reading
RG1 1NH

Town and Country Planning Act 1990 (as amended)
The Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015
(DMPO) (as amended)

Application for Approval of Details Reserved by Condition

Proposal: Submission of details pursuant to condition 9 (Samples of materials) of planning permission P/09811/002 dated 22/11/2023

Location: Jupiter House, Horton Road, Poyle, Slough, SL3 0BB

DATE OF DECISION: 30 May 2024

In pursuance of their powers under the above mentioned Acts and Orders, the Council of the Borough of Slough as the Local Planning Authority has made the following decision in respect of the details (**application number P/09811/005**) submitted to comply with the condition(s) imposed as described within the above proposal.

1. Condition 9 (Samples of materials) – Discharged

In accordance with:

- a) 22400_UMC_00_XX_DR_A_1302 P01 Detailed Elevations – Dated 29/02/2024; Rec'd 21/03/2024
- b) 22400_UMC_00_XX_DR_A_1301 P04 Elevations – Dated 15/03/2023; Rec'd 21/03/2024
- c) 22400_UMC_00_R1_DR_A_1003 P03 Roof Plan – Dated 07/03/2023; Rec'd 21/03/2024
- d) 22400_UMC_00_XX_DR_A_1301 P04 Elevations UMC Mark up – Dated 15/03/2023; Rec'd 22/05/2024

Your attention is drawn to the notes below.

This decision notice does not convey any approval or consent under the Building Regulations or any enactment other than the Town and Country Planning Act 1990.



Christian Morrone
On behalf of
Group Manager for Planning & Building Control

DEC1subccw

Mr Taylor Cherrett,
Turley
The Pinnacle
20 Tudor Road
Reading
RG1 1NH

Town and Country Planning Act 1990 (as amended)
The Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015
(DMPO) (as amended)

Application for Approval of Details Reserved by Condition

Proposal: Submission of details pursuant to condition 10 (Cycle Parking) of planning permission P/09811/002 dated 22/11/2023

Location: Jupiter House, Horton Road, Poyle, Slough, SL3 0BB

DATE OF DECISION: 23 September 2024

In pursuance of their powers under the above mentioned Acts and Orders, the Council of the Borough of Slough as the Local Planning Authority has made the following decision in respect of the details submitted (**application number P/09811/007**) to comply with the condition(s) imposed as described within the above proposal.

1. Condition 10 (Cycle parking) – Discharged

In accordance with:

- a) Drawing no. 22400 XX XX DR 0705 P06 - Dated 17/09/2024; Rec'd 18/09/2024

INFORMATIVE(S):

1. Condition 10 has been discharged in accordance with planning permission P/09811/002

Your attention is drawn to the notes below.

This decision notice does not convey any approval or consent under the Building Regulations or any enactment other than the Town and Country Planning Act 1990.



Christian Morrone
On behalf of
Group Manager for Planning & Building Control

DEC1subccwi

Mr. Taylor Cherrett,
Turley
The Pinnacle
20 Tudor Road
Reading
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Town and Country Planning Act 1990 (as amended)
The Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015
(DMPO) (as amended)

Application for Approval of Details Reserved by Condition

Proposal: Submission of details pursuant to condition 13 (Operational Management Plan) of planning permission P/09811/002 dated 22/11/2023

Location: Jupiter House, Horton Road, Poyle, Slough, SL3 0BB

DATE OF DECISION: 19 August 2024

In pursuance of their powers under the above mentioned Acts and Orders, the Council of the Borough of Slough as the Local Planning Authority has made the following decision in respect of the details submitted (**application number P/09811/006**) to comply with the condition(s) imposed as described within the above proposal.

1. Condition 13 (Operational Management Plan) – Discharged

In accordance with:

a) Operational Management Plan V1.2 - Dated 18/07/2024; Rec'd 18/07/2024.

INFORMATIVE(S):

1. Condition 13 has been discharged in accordance with planning permission P/09811/002

Your attention is drawn to the notes below.

This decision notice does not convey any approval or consent under the Building Regulations or any enactment other than the Town and Country Planning Act 1990.



Christian Morrone
On behalf of
Group Manager for Planning & Building Control

DEC1subccwi

Mr. Taylor Cherrett,
Turley
The Pinnacle
20 Tudor Road
Reading
RG1 1NH

Town and Country Planning Act 1990 (as amended)
The Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015
(DMPO) (as amended)

Application for Approval of Details Reserved by Condition

Proposal: Submission of details pursuant to condition 14 (Sustainable Development Design Stage Certificate) of planning permission P/09811/002 dated 22/11/2023

Location: Jupiter House, Horton Road, Poyle, Slough, SL3 0BB

DATE OF DECISION: 09 August 2024

In pursuance of their powers under the above mentioned Acts and Orders, the Council of the Borough of Slough as the Local Planning Authority has made the following decision in respect of the details submitted (**application number P/09811/010**) to comply with the condition(s) imposed as described within the above proposal.

1. Condition 14 (Sustainable Development Design Stage Certificate) – Discharged

In accordance with:

- a) Design Stage Certificate from BREEAM UK – Dated 25/06/2024; Rec'd 10/07/2024

INFORMATIVE(S):

1. Condition 14 has been discharged in accordance with planning permission P/09811/002

Your attention is drawn to the notes below.

This decision notice does not convey any approval or consent under the Building Regulations or any enactment other than the Town and Country Planning Act 1990.



Christian Morrone
On behalf of
Group Manager for Planning & Building Control

DEC1subccwi

Mr. Taylor Cherrett,
Turley
The Pinnacle
20 Tudor Road
Reading
RG1 1NH

Town and Country Planning Act 1990 (as amended)
Section 190 of the Planning Act 2008

IN pursuance of their powers under the above-mentioned Acts and Orders, the Council of the Borough of Slough as the Local Planning Authority, **HEREBY GRANTS NON MATERIAL AMENDMENT TO A PLANNING PERMISSION**, in accordance with your application (P/09811/009) dated 29th May 2024 and the accompanying plans and particulars, (this permission should be read in conjunction with the original planning permission) for:

Proposal:	S.96a Non-Material Amendment to planning permission P/09811/002 dated 22/11/2023. Amendment to wording of Conditions 2 (Approved plans), 19 (Landscaping) and 35 (Vehicular access gates).
Location:	JUPITER HOUSE, HORTON ROAD, POYLE, SLOUGH, SL3 0BB

Dated this 23rd September 2024

SUBJECT TO THE FOLLOWING CONDITION(S):

1. 2. Approved plans

The development hereby approved shall be implemented only in accordance with the following plans, drawings, and documents hereby approved by the Local Planning Authority:

- a) Drawing No. 0504 Rev P1; Dated 11/04/2023; rec'd 27/04/2023
- b) Drawing No. 0601 Rev P19; Dated 17/09/2024; rec'd 19/09/2024
- c) Drawing No. 1001 Rev P5; Dated 10/04/2024; rec'd 19/09/2024
- d) Drawing No. 1002 Rev P4; Dated 03/11/2023; rec'd 06/11/2023
- e) Drawing No. 1003 Rev P4; Dated 10/04/2024; rec'd 19/09/2024
- f) Drawing No. 1101 Rev P2; Dated 11/04/2023; rec'd 27/04/2023
- g) Drawing No. 1102 Rev P2; Dated 11/04/2023; rec'd 27/04/2023
- h) Drawing No. 1301 Rev P4; Dated 10/04/2024; rec'd 19/09/2024
- i) Drawing No. 0703 Rev P6; Issue date 17/09/2024; rec'd 19/09/2024
- j) Drawing No. 0704 Rev P6; Issue date 17/09/2024; rec'd 19/09/2024
- k) Drawing No. 0705 Rev P6; Issue date 17.09.2024; rec'd 19/09/2024
- l) Drawing No. 0706 Rev P4; Issue date 17/09/2024; rec'd 19/09/2024

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.

2. 19. Landscaping

The following approved landscaping scheme shall be carried out no later than the first planting season following completion of the development:

a) Drawing No. 1000 Rev 11; Dated 31/03/23; Rec'd 19/09/2024

Within a five-year period following the implementation of the above landscaping scheme, 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 scheme 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 to provide net gains in biodiversity in accordance with Core Policy 8 and 9 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008 and Policy EN3 of The Adopted Local Plan for Slough 2004, and the requirements of the National Planning Policy Framework.

3. 35. Vehicular access gates

The vehicular access gates shall be positioned in accordance with Drawing No. 0601 Rev P19; Dated 17.09.2024; rec'd 19/09/2024 and be retained as such at all times in the future.

REASON: To allow waiting space off the highway for a HGV in the interest of the safety and function of the highway network, in accordance with Core Policy 7 of The Slough Local Development Framework, Core Strategy 2006 – 2026, and the National Planning Policy Framework.

INFORMATIVE(S):

1. The approved Non-Material Amendment should be considered in relation to the principal planning permission reference P/09811/002 dated 22/11/2023.

Informatives

The applicant is hereby informed that commencing development without first having complied with any pre-commencement conditions as set out in this decision notice may mean that the decision notice will expire and render the development to be unlawful.

This notice DOES NOT convey any consent that you may require for Building Regulations. If you are unsure whether you need Building Regulations approval and before you start any work please contact Building Control Services independently on (01753) 875810 to check whether they require an application.

Your attention is drawn to the attached notes.

This approval does not convey any approval or consent under the Building Regulations or any enactment other than the Town and Country Planning Act 1990 (as amended).



Christian Morrone
On behalf of
Group Manager for Planning & Building Control

DEC1nmaaci

Rights of Applicants Aggrieved by Decision of Local Planning Authority

1. If you are aggrieved by the decision of the local planning authority to refuse permission for the proposed development, or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990, within six months of the date of this notice. (Appeals must be made on a form which is obtainable from The Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or online at www.planningportal.gov.uk/pes). The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he/she will not normally be prepared to exercise this power unless there are special circumstance which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him/her that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order.
2. If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment, and the owner of the land claims that the land has become incapable of reasonable beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he/she may serve on the Council of the Borough in which the land is situated, a purchase notice requiring that Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.
3. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him/her. The circumstances in which such compensation is payable are set out in Section 157 of the Town and Country Planning Act 1990.

Mr Taylor Cherrett,
Turley
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20 Tudor Road
Reading
RG1 1NH

Town and Country Planning Act 1990 (as amended)
The Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015
(DMPO) (as amended)

Application for Approval of Details Reserved by Condition

Proposal: Submission of details pursuant to condition 10 (Cycle Parking) of planning permission P/09811/002 dated 22/11/2023

Location: Jupiter House, Horton Road, Poyle, Slough, SL3 0BB

DATE OF DECISION: 23 September 2024

In pursuance of their powers under the above mentioned Acts and Orders, the Council of the Borough of Slough as the Local Planning Authority has made the following decision in respect of the details submitted (**application number P/09811/007**) to comply with the condition(s) imposed as described within the above proposal.

1. Condition 10 (Cycle parking) – Discharged

In accordance with:

- a) Drawing no. 22400 XX XX DR 0705 P06 - Dated 17/09/2024; Rec'd 18/09/2024

INFORMATIVE(S):

1. Condition 10 has been discharged in accordance with planning permission P/09811/002

Your attention is drawn to the notes below.

This decision notice does not convey any approval or consent under the Building Regulations or any enactment other than the Town and Country Planning Act 1990.



Christian Morrone
On behalf of
Group Manager for Planning & Building Control

DEC1subccwi

Mr. Taylor Cherrett,
Turley
The Pinnacle
20 Tudor Road
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RG1 1NH

Town and Country Planning Act 1990 (as amended)
Section 190 of the Planning Act 2008

IN pursuance of their powers under the above-mentioned Acts and Orders, the Council of the Borough of Slough as the Local Planning Authority, **HEREBY GRANTS NON MATERIAL AMENDMENT TO A PLANNING PERMISSION**, in accordance with your application (P/09811/009) dated 29th May 2024 and the accompanying plans and particulars, (this permission should be read in conjunction with the original planning permission) for:

Proposal:	S.96a Non-Material Amendment to planning permission P/09811/002 dated 22/11/2023. Amendment to wording of Conditions 2 (Approved plans), 19 (Landscaping) and 35 (Vehicular access gates).
Location:	JUPITER HOUSE, HORTON ROAD, POYLE, SLOUGH, SL3 0BB

Dated this 23rd September 2024

SUBJECT TO THE FOLLOWING CONDITION(S):

1. 2. Approved plans

The development hereby approved shall be implemented only in accordance with the following plans, drawings, and documents hereby approved by the Local Planning Authority:

- a) Drawing No. 0504 Rev P1; Dated 11/04/2023; rec'd 27/04/2023
- b) Drawing No. 0601 Rev P19; Dated 17/09/2024; rec'd 19/09/2024
- c) Drawing No. 1001 Rev P5; Dated 10/04/2024; rec'd 19/09/2024
- d) Drawing No. 1002 Rev P4; Dated 03/11/2023; rec'd 06/11/2023
- e) Drawing No. 1003 Rev P4; Dated 10/04/2024; rec'd 19/09/2024
- f) Drawing No. 1101 Rev P2; Dated 11/04/2023; rec'd 27/04/2023
- g) Drawing No. 1102 Rev P2; Dated 11/04/2023; rec'd 27/04/2023
- h) Drawing No. 1301 Rev P4; Dated 10/04/2024; rec'd 19/09/2024
- i) Drawing No. 0703 Rev P6; Issue date 17/09/2024; rec'd 19/09/2024
- j) Drawing No. 0704 Rev P6; Issue date 17/09/2024; rec'd 19/09/2024
- k) Drawing No. 0705 Rev P6; Issue date 17.09.2024; rec'd 19/09/2024
- l) Drawing No. 0706 Rev P4; Issue date 17/09/2024; rec'd 19/09/2024

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.

2. 19. Landscaping

The following approved landscaping scheme shall be carried out no later than the first planting season following completion of the development:

a) Drawing No. 1000 Rev 11; Dated 31/03/23; Rec'd 19/09/2024

Within a five-year period following the implementation of the above landscaping scheme, 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 scheme 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 to provide net gains in biodiversity in accordance with Core Policy 8 and 9 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008 and Policy EN3 of The Adopted Local Plan for Slough 2004, and the requirements of the National Planning Policy Framework.

3. 35. Vehicular access gates

The vehicular access gates shall be positioned in accordance with Drawing No. 0601 Rev P19; Dated 17.09.2024; rec'd 19/09/2024 and be retained as such at all times in the future.

REASON: To allow waiting space off the highway for a HGV in the interest of the safety and function of the highway network, in accordance with Core Policy 7 of The Slough Local Development Framework, Core Strategy 2006 – 2026, and the National Planning Policy Framework.

INFORMATIVE(S):

1. The approved Non-Material Amendment should be considered in relation to the principal planning permission reference P/09811/002 dated 22/11/2023.

Informatives

The applicant is hereby informed that commencing development without first having complied with any pre-commencement conditions as set out in this decision notice may mean that the decision notice will expire and render the development to be unlawful.

This notice DOES NOT convey any consent that you may require for Building Regulations. If you are unsure whether you need Building Regulations approval and before you start any work please contact Building Control Services independently on (01753) 875810 to check whether they require an application.

Your attention is drawn to the attached notes.

This approval does not convey any approval or consent under the Building Regulations or any enactment other than the Town and Country Planning Act 1990 (as amended).



Christian Morrone
On behalf of
Group Manager for Planning & Building Control

DEC1nmaaci

Rights of Applicants Aggrieved by Decision of Local Planning Authority

1. If you are aggrieved by the decision of the local planning authority to refuse permission for the proposed development, or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990, within six months of the date of this notice. (Appeals must be made on a form which is obtainable from The Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or online at www.planningportal.gov.uk/pes). The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he/she will not normally be prepared to exercise this power unless there are special circumstance which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him/her that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order.
2. If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment, and the owner of the land claims that the land has become incapable of reasonable beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he/she may serve on the Council of the Borough in which the land is situated, a purchase notice requiring that Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.
3. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him/her. The circumstances in which such compensation is payable are set out in Section 157 of the Town and Country Planning Act 1990.

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Turley
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Town and Country Planning Act 1990 (as amended)
The Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015
(DMPO) (as amended)

Application for Approval of Details Reserved by Condition

Proposal: Submission of details pursuant to condition 12 (Noise mitigation) of planning permission P/09811/002 dated 22/11/2023

Location: Jupiter House, Horton Road, Poyle, Slough, SL3 0BB

DATE OF DECISION: 14 October 2024

In pursuance of their powers under the above mentioned Acts and Orders, the Council of the Borough of Slough as the Local Planning Authority has made the following decision in respect of the details submitted (**application number P/09811/014**) to comply with the condition(s) imposed as described within the above proposal.

1. Condition 12 (Noise mitigation) – Discharged

In accordance with:

- a) Site Layout P23025_EX_00_DR 0601 C05, prepared by UMC Architects – Dated 01/11/2022, Rec'd 31/07/2024
- b) 17589 - Horton Road, Poyle - Acoustic Barrier Design Calculations – Dated June 2024, Rec'd 31/07/2024
- c) 17589 - Horton Road, Poyle - Acoustic Barrier Design Summary Sheets – Dated June 2024, Rec'd 31/07/2024
- d) Technical Note – Acoustic details, prepared by BWB – Dated 19/09/2024, Rec'd 19/09/2024

INFORMATIVE(S):

1. Condition 12 has been discharged in accordance with planning permission P/09811/002

Your attention is drawn to the notes below.

This decision notice does not convey any approval or consent under the Building Regulations or any enactment other than the Town and Country Planning Act 1990.



Christian Morrone
On behalf of

Group Manager for Planning & Building Control

DEC1subccwi

Mr. Taylor Cherrett,
Turley
The Pinnacle
20, Tudor Road
Reading
RG1 1NH

Town and Country Planning Act 1990 (as amended)
The Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015
(DMPO) (as amended)

Application for Approval of Details Reserved by Condition

Proposal: Submission of details pursuant to condition 16 (Plant) of planning permission P/09811/002 dated 22/11/2023

Location: Jupiter House, Horton Road, Poyle, Slough, SL3 0BB

DATE OF DECISION: 17 October 2024

In pursuance of their powers under the above mentioned Acts and Orders, the Council of the Borough of Slough as the Local Planning Authority has made the following decision in respect of the details submitted (**application number P/09811/008**) to comply with the condition(s) imposed as described within the above proposal.

1. Condition 16 (Plant) – Discharged

In accordance with:

- a) Technical Note – Acoustic details, prepared by BWB – Dated 18/09/2024; Rec'd 18/09/2024
- b) WMEE Transformer plan, prepared by Wilson Power Solutions – Dated 25/02/2021, Rec'd 18/06/2024

INFORMATIVE(S):

1. Condition 16 has been discharged in accordance with planning permission P/09811/002

Your attention is drawn to the notes below.

This decision notice does not convey any approval or consent under the Building Regulations or any enactment other than the Town and Country Planning Act 1990.



Christian Morrone
On behalf of
Group Manager for Planning & Building Control

DEC1subccwi

Jupiter House, Horton Road, Poyle, Slough

Planning Conditions Schedule

Slough Borough Council		Version Date: 23 rd October 2024	
	Key	Condition Type	Key
Awaiting Action/Information		Pre-commencement	
Information Received & submitted to LPA		Prior to above ground / installation	
Discharged by the LPA / No action other than compliance		Pre-occupation / First use	
		Compliance	

Condition	Requirements	Responsibility	Condition Type	Current Status/Comments
1 (Time limit for implementation)	The development hereby permitted shall be commenced within three years from the date of this permission.		Compliance	
2 (Approved Plans)	<p>The development hereby approved shall be implemented only in accordance with the following plans, drawings, and documents hereby approved by the Local Planning Authority:</p> <ul style="list-style-type: none"> a) Drawing No. 0504 Rev P1; Dated 11/04/2023; rec'd 27/04/2023 b) Drawing No. 0601 Rev P19; Issue date 17/09/2024; rec'd 19/09/2024 c) Drawing No. 1001 Rev P5; Issue date 10/04/2024; rec'd 19/09/2024 d) Drawing No. 1002 Rev P4; Dated 03/11/2023; rec'd 06/11/2023 e) Drawing No. 1003 Rev P4; Issue date 10/04/2024; rec'd 19/09/2024 f) Drawing No. 1101 Rev P2; Dated 11/04/2023; rec'd 27/04/2023 g) Drawing No. 1102 Rev P2; Dated 11/04/2023; rec'd 27/04/2023 h) Drawing No. 1301 Rev P4; Dated 10/04/2024; rec'd 19/09/2024 i) Drawing No. 0703 Rev P6; Issue date 17/09/2024; rec'd 19/09/2024 j) Drawing No. 0704 Rev P6; Issue date 17/09/2024; rec'd 19/09/2024 k) Drawing No. 0705 Rev P6; Issue date 17.09.2024; rec'd 19/09/2024 l) Drawing No. 0706 Rev P4; Issue date 17/09/2024; rec'd 19/09/2024 		Compliance	Condition updated through non-material amendment P/09811/009.
3 (Ecology)	The development hereby approved shall be carried out in accordance with the paragraphs 5.3.2. & 5.3.3. of the Ecological Assessment by Ecology Solutions (ref. 11329.EcoAss.vf1); Dated April 2023; Rec'd 27/04/2023. accordance with the approved details.		Compliance	
4 (Contamination)	The development hereby approved shall be carried out in accordance with the land contamination remediation strategy set out in the Outline Remediation Strategy (Ref. No. 70106611-ORS), dated June 2023, and prepared by WSP UK Ltd.		Compliance	

<p>5 (Contamination Remediation Validation)</p>	<p>No development within or adjacent to any area(s) subject to remediation works carried out pursuant to the Outline Remediation Strategy (Ref. No. 70106611-ORS), dated June 2023, and prepared by WSP UK Ltd 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 Phase 3 condition above. 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.</p>	<p>Prior to occupation</p>	<p>Planning Reference - P/09811/011 Approved - 30th August 2024</p>
<p>6 (Surface Water Drainage)</p>	<p>Before any above ground works commence a detailed design of surface water drainage scheme for the site pursuant to the submitted flood risk assessment and 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.</p> <p>The scheme shall include:</p> <ul style="list-style-type: none"> 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 cross-referenced supporting calculations 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. iv. Confirmation of site-specific soil conditions to confirm or exclude use of infiltration solutions. 	<p>Prior to above ground works</p>	<p>Planning Reference - P/09811/004 Approved – 8th March 2024</p>
<p>7 (Drainage Maintenance)</p>	<p>Prior to occupation a detailed scheme for the ownership and maintenance for every element of the surface water drainage system proposed on the site has been submitted to and approved in writing by the Local Planning Authority and the maintenance plan shall be carried out in full thereafter.</p> <p>Details are required of which organisation or body will be the main maintaining body where the area is multifunctional (e.g., open space play areas containing SuDS) with evidence that the organisation/body has agreed to such adoption.</p>	<p>Prior to occupation</p>	<p>Planning Reference - P/09811/012 Approved – 8th August 2024</p>

	<p>The scheme shall include, a maintenance schedule setting out which assets need to be maintained, at what intervals and what method is to be used.</p> <p>A site plan including access points, maintenance access easements and outfalls.</p> <p>Maintenance operational areas to be identified and shown on the plans, to ensure there is room to gain access to the asset, maintain it with appropriate plant and then handle any arisings generated from the site.</p> <p>Details of expected design life of all assets with a schedule of when replacement assets may be required.</p>		
8 (Drainage Verification Report)	<p>No Occupation shall take place until the Verification Report for the installed surface water drainage system for the site based on the Flood Risk Assessment & Drainage Strategy Report Issue No. 3; Dated 19/04/2023 has been submitted in writing by a suitably qualified drainage engineer and approved by the Local Planning Authority The report shall include:</p> <p>The report shall include:</p> <ul style="list-style-type: none"> 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 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 	Prior to occupation	<p>Planning Reference - P/09811/013</p> <p>Approved 14th August 2024</p>
9 (Samples of Materials)	<p>Prior to the installation of the external envelope, a virtual materials pallet (including, reference to manufacturer, specification details, rust proofing, and positioning on building) to be used in the construction of external envelope, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details approved.</p>	Prior to installation	<p>Planning Reference – P/09811/005</p> <p>Planning Portal Reference - PP-12907402</p> <p>Approved 30th May 2024</p>
10 (Cycle Parking)	<p>The development hereby approved shall not be occupied until the following details of the secure cycle storage area submitted to and approved the Local Planning Authority</p>	Prior to occupation	<p>Planning Reference – P/09811/007</p> <p>Planning Portal Reference - PP-12912154</p>

	<ul style="list-style-type: none"> In the event of the building being used for storage and distribution purpose (use class B8); details 20 cycle parking spaces pursuant to the cycle storage shown on the approved plans, or, In the event of the building being used for industrial purposes (use class B2); details 29 cycle parking spaces within a secure and covered store. <p>The approved cycle stores shall then be full competed and be made available at all times in the future in association with the development hereby permitted.</p>		Approved 23 rd September 2024
11 (Energy Strategy)	<p>No part of the development shall be occupied until details pursuant to the Energy Statement for Planning, Rev F; by CPW; Dated 15/06/2023 of the location, quantity and performance of PV Panels and Solar Thermal Panels, to achieve at least 33 % of the developments carbon emissions as defined by the Building Emission Rate (Building Regs Part L).</p> <p>The approved details shall be fully installed in full order prior to first occupation and retained in good working order at all times in the future.</p>	Prior to occupation / Compliance	<p>The condition wording does not request submission to local planning authority for approval.</p> <p>For belt and braces a report has been prepared if requested by the LPA at any point, which demonstrates that the 33% requirement has been met and exceeded. It is advised this is kept on file.</p>
12 (Noise Mitigation)	<p>No part of the development shall be occupied until the following details have been submitted to and approved in writing by the Local Planning Authority.</p> <p>a) acoustic barrier pursuant to Figure 2 of the Response to Environmental Health Comments – Noise, Rev p01; Ref. 232244_CR_001; Dated 07/07/2023</p> <p>The acoustic barrier shall be fully installed in accordance with the approved details prior to first occupation of the development hereby approved and be retained in good working order at all times in the future.</p>	Prior to occupation	<p>Planning Reference - P/09811/014</p> <p>Approved 14th October 2024</p>
13 (Operational Management Plan)	<p>Prior to first occupation of development hereby permitted an operational management plan (OMP) shall be submitted and approved in writing by the Local Planning Authority (in consultation with National Highways). The OMP will include measures to minimise operational vehicle movements during peak periods.</p>	Prior to occupation	<p>Planning Reference – P/09811/006</p> <p>Planning Portal Reference - PP-12907418</p> <p>Approved - 19th August 2024</p>
14 (Sustainable Development Design Certificate)	<p>Prior to the first use of the development 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 at least BREEAM Very Good (or equivalent standard).</p>	Prior to occupation	<p>Planning reference - P/09811/010</p> <p>Approved – 9th August 2024</p>
15 (Sustainable Development Post-Construction Review Certificate)	<p>Within 6 months of the development hereby approved being brought into first use a Post-Construction Review Certificate confirming the development hereby approved has been constructed so as to achieve a standard of at least BREEAM Very Good (or equivalent standard) shall be submitted to and approved the Local</p>	Post-occupation	Awaiting details

	Planning Authority.		
16 (Plant)	<p>Prior to the installation of any fixed plant, full specification details including any attenuation demonstrating compliance with the noise level limits set out in Table 4.7 of the Noise Impact Assessment Rev 4; Ref. XXX-BWB-ZZ-ZZ-RP-YA-0001_NIA_S1_P04; Dated 19/04/2023 shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>The approved details shall be fully installed prior to first occupation of the development hereby approved and be retained in good working order at all times in the future.</p>	Prior to installation	<p>Planning Reference – P/09811/008</p> <p>Planning Portal Reference - PP-12907418</p> <p>Approved 17th October 2024</p>
17 (Boundary Treatment)	<p>Prior to the development hereby approved first being brought into use the boundary treatment shall be fully completed in accordance with the approved plans and be retained as such at all time in the future. No other boundary treatment shall be erected on site.</p>	Compliance	
18 (EV Charging)	<p>No part of the development shall be brought into use until at least 12 electric vehicle charging bays with 6 electric vehicle charging points is implemented and in full working order. The EV charging points must have at least a 'Type 2' sockets, be Mode 3 enabled EV charging units and be rated at least 7.4Kw 32 amp to 22Kw 32 amp (single or 3 phase). The active electric vehicle charging bays and points shall be installed and maintained in accordance manufacturer's requirements prior to first occupation, and be made available at all times in the future in association with the development herby permitted.</p> <p>Underground ducting and cable provision to provide a passive supply for the remaining car parking spaces shall be installed prior to first occupation.</p>	Compliance	
19 (Landscaping)	<p>The following approved landscaping scheme shall be carried out no later than the first planting season following completion of the development:</p> <p>a) Drawing No. 1000 Rev 11; Dated 31/03/23; Rec'd 19/09/2024</p> <p>Within a five year period following the implementation of the above landscaping scheme, 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 scheme shall thereafter be permanently retained for the stated purposes of net gains in biodiversity.</p>	Compliance	<p>Condition updated through non-material amendment P/09811/009.</p>
20 (Landscape Management Plan)	<p>The development hereby approved shall be carried out in accordance with the Landscape and Ecological Management Plan by Stephenson Halliday; Dated 31/03/2023 for the lifetime of the development.</p>	Compliance	
21 (External site Lighting)	<p>No lighting shall be provided at the site other than in accordance with the external lighting scheme set out External Lighting Report Rev P03 by CPW; Dated 18/04/2023.</p>	Compliance	

22 (Vehicle access gates)	No vehicle access gates, roller shutters doors or other vehicle entry barriers other than those hereby approved shall be installed without first obtaining permission in writing from the Local Planning Authority.	Compliance	
23 (Ancillary offices)	The offices hereby permitted shall be used ancillary to the main use only and shall at no time be used as independent offices falling within and B1a of the Town and Country Planning (Use Classes) Order 1987 (and in any provision equivalent to the Class in any statutory instrument revoking or re-enacting that order) and for no other purpose.	Compliance	
24 (No change of use)	Notwithstanding the provisions of Schedule 2, Part 3 of The Town and Country Planning (General Permitted Development) Order 2015 (as amended), the development shall only be used for purposes falling within E(g)(iii), B2, and B8 of the Town and Country Planning (Use Classes) Order 1987 (and in any provision equivalent to the Class in any statutory instrument revoking or re-enacting that order) and for no other purpose.	Compliance	
25 (No change of use to residential)	Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any Order revoking or re-enacting that Order with or without modification), the land uses hereby permitted falling within B2 and / or B8 as defined by Town and Country Planning (Use Classes) Order 1987 (as amended) (or any Order revoking or re-enacting that Order with or without modification) shall not be used for any residential purposes falling with the C3 Use Class as defined by Town and Country Planning (Use Classes) Order 1987 (as amended)) (or any Order revoking or re-enacting that Order with or without modification).	Compliance	
26 (No additional floor space)	No floor space created by internal sub-division, mezzanine floor, or external extension shall take place without the prior written approval of the Local Planning Authority.	Compliance	
27 (Facilities)	No part of the development shall be occupied until the W.C and shower facilities as shown on the approved plans have been provided for the future occupiers. The W.C and shower shall be made available for all employees of each unit retained in good working order at all times in the future.	Compliance	
28 (Gas-fired boilers emissions)	All gas-fired boilers within the development hereby approved shall be Individual gas fired boilers with Nitrogen Oxides emission standard of <40mgNOx/kWh. The development shall be carried out in full accordance with these details prior first occupation shall be retained in good working order at all times in the future.	Compliance	

29 (Parking)	The car parking spaces, loading bays, roadways, and manoeuvring areas as shown on the approved plans shall be provided prior to first occupation of the development hereby approved and be retained at all times in the future for such purposes.	Compliance	
30 (Bin Store)	The bin store as shown on the approved plans shall be provided prior to first occupation of the development hereby approved and be retained at all times in the future for such purposes.	Compliance	
31 (Access)	The means of access pursuant to the approved plans and as agreed through a highways agreement with the local highway authority shall be fully completed prior to first occupation of the development hereby approved.	Compliance	
32 (Forklift Restriction)	During the operational phase and for the lifetime of the development, no more than one forklift shall be in operation at any one time during the night time (23:00-07:00hrs) and weekends unless otherwise agreed in writing by the local planning authority.	Compliance	
33 (Flood Risk Assessment)	<p>The development shall be carried out in accordance with the submitted flood risk assessment (reference: 22232-BGL-XX-XX-RP-D-0001, version 4, dated 17 July 2023, prepared by Burrows Graham) and the following mitigation measures it details:</p> <ul style="list-style-type: none"> • Finished floor levels shall be set no lower than 19.91 metres above Ordnance Datum (AOD) • All built development shall be located wholly in Flood Zone 1 <p>These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.</p>	Compliance	
34 (Visibility Splays)	No 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.	Compliance	
35 (Vehicular access gates)	The vehicular access gates shall be positioned in accordance with Drawing No. 0601 Rev P19; Issue date 17.09.2024; rec'd 19/09/2024 and be retained as such at all times in the future.	Compliance	Condition updated through non-material amendment P/09811/009.

36 (Working Method Statement)	The demolition and construction phase of the development hereby permitted shall be carried out in accordance with the Construction Traffic & Environmental Management Plan V2; Dated 13/10/2023; Rec'd 20/10/2023 at all times.	Compliance	
37 (Site Waste Management Plan)	The construction phase of the development hereby permitted shall be carried out in accordance with the Site Waste Management Plan Rev 01 (Ref: E04), Dated 09/10/23 at all times.	Compliance	
38 (Construction Traffic Management Plan)	The construction phase of the development hereby permitted shall be carried out in accordance with the Site Waste Management Plan Rev 01 (Ref: E04), Dated 09/10/23 at all times.	Compliance	