

**ROYAL BOROUGH OF WINDSOR AND MAIDENHEAD
PANEL UPDATE**

Application No.:	23/00519/FULL
Location:	Hilltop First School Clewer Hill Road Windsor SL4 4DW
Proposal:	Detached timber structure
Applicant:	Mrs Hichens
Agent:	Mr Matt Wailes
Parish/Ward:	Windsor Unparished/Clewer And Dedworth East

If you have a question about this report, please contact: Zishan Pervez on 01628 682977 or at zishan.pervez@rbwm.gov.uk

1. SUMMARY

- 1.1 A plan detailing biodiversity enhancements has been submitted. The plan is considered acceptable, and it is recommended that the wording of condition 3 is amended to secure the provision of these measures.

It is recommended the Committee grants planning permission with the conditions listed in Section 9 of the main report with the amended condition in section 3 below

2. ADDITIONAL INFORMATION

- 2.1 A plan detailing biodiversity enhancements has been submitted.
- 2.2 The applicant has agreed to provide biodiversity enhancements in the form of bat boxes. A floor plan and elevations of the gazebo have been provided demonstrating the location of three bat boxes to be installed.
- 2.3 The details provided are considered acceptable. It is recommended that condition 3 is amended to require the bat boxes to be installed as per the approved details and thereon to be retained in perpetuity.

3. RECOMMENDED AMENDED CONDITION

- 3.1 The three bat boxes shown on the submitted drawings (EPEQ2859 - Hilltop First School - Proposed Development Elevation and EPEQ2859 - Hilltop First School - Proposed Floor Plan) uploaded 31st July 2023 are to be installed in accordance with the details provided prior to the first use of the structure and shall be retained in perpetuity.
Reason: To incorporate biodiversity in and around developments and provide biodiversity net gain in accordance with paragraph 179 and 180 of the NPPF.

