

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

Maidenhead Panel

Application No.:	23/02716/FULL
Location:	Development At King Street And Queen Street And Broadway Maidenhead
Proposal:	Erection of office building with flexible commercial ground floor uses, landscaping and associated works.
Applicant:	Ryger Maidenhead Ltd
Agent:	Mr Tony Gallagher
Parish/Ward:	Maidenhead Unparished/St Marys
If you have a question about this report, please contact: Sarah Chesshyre on or at sarah.chesshyre@rbwm.gov.uk	

1. SUMMARY

- 1.1 Following the publication of the main Committee report, amendments to the wording of a number of conditions to change their triggers have been agreed between the applicant and officers.
- 1.2 The conditions relate to details of Biodiversity Net Gain (Condition 16), biodiversity enhancements (Condition 17) and external lighting (Condition 18). As drafted in the committee report, the conditions required the submission of these details prior to the commencement of development above slab level for Conditions 16 and 17 and prior to first floor level for Condition 18. The conditions have been amended to require the submission of these details prior to the commencement of any external façade works.

There is no change to the recommendation in the main report.

2. AMENDMENTS TO RECOMMENDATION CONDITIONS:

- 2.1 Condition 16 be amended to read as follows:

No external façade works (to include full structural elements beyond the frame) shall commence until full details of a Biodiversity Net Gain (BNG) Plan for onsite delivery, monitoring of Biodiversity Net Gain, and a Habitat Management Plan have been submitted to and approved in writing by the Local Planning Authority. The plans shall be in accordance with the Biodiversity Net Gain Assessment (Stantec, October 2023) and shall include (but not be limited to) the following:

- a) A habitat management plan;
- b) Long term aims and objectives for habitats and species;
- c) Detailed management prescriptions and operations for newly created habitats, locations, timing, frequency, durations, methods, specialist expertise (if required), specialist tools/ machinery or equipment and personnel as required to meet the stated aims and objectives;
- d) A detailed prescription and specification for the management of the new habitats;
- e) Details of any management requirements for species specific habitat enhancements;
- f) Annual work schedule for at least a 30-year period;
- g) Detailed monitoring strategy for habitats and species and methods of measuring progress

towards and achievement of stated objectives;

h) Details of proposed reporting to the council and council ecologist and proposed review and remediation mechanism;

i) Proposed costs and resourcing and legal responsibilities;

The Biodiversity Gain and Habitat Management Plan shall be implemented in accordance with the agreed details and timetable, and all habitats and measures shall be retained and maintained thereafter in accordance with the approved details.

Reason: To ensure the provision of a net gain for biodiversity, in accordance with the NPPF and Borough Local Plan policy NR2.

2.2 Condition 17 be amended to read as follows:

No external façade works (to include full structural elements beyond the frame) shall commence until details of biodiversity enhancements, to include integral bird boxes, tiles or bricks on the new building, have been submitted to and approved in writing by the Local Planning Authority. The biodiversity enhancements shall thereafter be installed as approved.

Reason: To incorporate biodiversity in and around developments in accordance with the NPPF and Borough Local Plan policy NR2.

2.3 Condition 18 be amended to read as follows:

No external façade works (to include full structural elements beyond the frame) shall commence until a report detailing the external lighting scheme, and how this will not adversely impact upon wildlife, has been submitted to and approved in writing by the Local Planning Authority. The report (if external lighting is to be installed) shall include the following figures and appendices:

- A layout plan with beam orientation;
- A schedule of equipment;
- Measures to avoid glare; and,
- An isolux contour map showing light spillage to 1 lux both vertically and horizontally, areas identified as being of importance for commuting and foraging bats, and locations of bird and bat boxes.

The approved lighting plan shall thereafter be implemented as agreed.

Reason: To limit the impact of light pollution from artificial light on nature conservation in accordance with the NPPF and Local Plan Policy EP3.

