

CONSULTATION FROM ADJOINING LA **DRAFT DECISION NOTICE**



Expiry Date: 22 May 2025

Application Number: 251054

Location: Nicholson Centre, Nicholsons Walk, Maidenhead

Proposal: Consultation from Royal Borough of Windsor and Maidenhead for the following proposal: Hybrid planning application (part-outline, part- full) for comprehensive mixed-use redevelopment of the site including (1) Outline planning application (with all matters reserved) for one building with a maximum height being 68.9m AOD, on the site for a comprehensive mixed-use redevelopment comprising: Commercial, Business and Service (Class E) up to 11,000sqm (GEA); Flexible Retail, financial and professional services, restaurants and cafes, drinking establishments, hot food takeaways, non-residential institutions and assembly and leisure (Class E / F1 / F2/Sui Generis) up to 850sqm (GEA); Parking and Plant space including basement area up to 1,100sqm (GEA) and (2) Full planning application for the demolition of all existing buildings on site, except Nicholsons House and Brock House, site preparation, construction of three buildings comprising Part 5 / 10 / 10 storeys, 13 storeys, and Part 15 / 20 storeys on a landscaped podium (Class C2/C3), construction of a 17 storey residential building (C3), construction of a 4 storey office building (Class E), the provision of a new public open space, and landscaping and the erection of a multi-storey car park and flexible retail, financial and professional services, restaurant and cafes, drinking establishments, assembly and leisure uses (Class E / F1 / F2/Sui Generis).

Recommendation: No objections

Conditions and/or Reasons

1. Following the appraisal of the application it is considered that the Local Planning Authority would not raise any objection to the proposal in principle.

However, in WBC's response to the previous application concerns were raised relating to the submitted traffic modelling of the A404(M)/A4 junction, which is within RBWM but is the nearest junction to the boundary between the two authorities.

It is trusted that any potential issues with the impact of the development on the strategic highway network will be addressed in full prior to the determination of this application.

Recommendation and conditions/reasons agreed:

HMM

Date: 22 May 2025

REMEMBER - The earliest date for a decision on this application is: **22 May 2025**