

PINS SUITE OF SUGGESTED PLANNING CONDITIONS – ENGLAND (09 May 2023)

Note that these are purely a starting point for consideration and should be amended as appropriate to the circumstances of a case.

The [revised NPPF](#) makes clear at paragraph 56 (underlining and highlighting added): “*Planning conditions should be kept to a minimum and **only** imposed where they are “necessary... Conditions that are required to be discharged **before** development commences should be avoided, unless there is a clear justification.”*

Consideration should **always** be given to whether any conditions suggested by the parties or listed here needs to be a pre- commencement one. Could the condition be reasonably rephrased such as “prior to first occupation / use commencing / no development above ground works (slab level) to commence until details submitted.....” This would avoid the need for obtaining the written agreement of the applicant / appellant.

Additional conditions (Housing Standards) not available within DRDS V9.1 or DaRT are shown separately at the end of the numbered ones

What’s New since the last version

Changes made 09 May 2023:

- Link updated to correct version of NPPF and correct paragraph number
- General formatting refresh

Short Description	Condition	Notes
Full permission - commencement (1)	The development hereby permitted shall begin not later than [3] years from the date of this decision.	No Entry

Outline - approval of details (2)	Details of the access, appearance, landscaping, layout, and scale [remove as appropriate depending on what is being reserved], (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the local planning authority before any development takes place and the development shall be carried out as approved.	No Entry
Outline - time limit for reserved matters (3)	Application for approval of the reserved matters shall be made to the local planning authority not later than [3] years from the date of this permission.	No Entry
Outline - commencement (4)	The development hereby permitted shall take place not later than [2] years from the date of approval of the last of the reserved matters to be approved.	No Entry
Details - compliance with plans (no schedule of plans) (5)	The development hereby permitted shall be carried out in accordance with the following approved plans: [insert plan numbers].	No Entry
Details - compliance with plans (schedule of plans) (6)	The development hereby permitted shall be carried out in accordance with the approved plans listed in schedule [insert name or number of schedule of plans].	No Entry
Details - compliance with plans (but not compliance with specific details) (7)	The development hereby permitted shall be carried out in accordance with the following approved plans: [insert plan numbers] except in respect of the [specify the detail] shown on plan [insert plan number].	Use where it is considered a particular detail shown on the plans need not be complied with because, for example, it is unnecessary

Details - compliance with plans (further details) (8)	Notwithstanding condition [**] [i.e. the condition requiring that the development is carried out in accordance with the approved plans] no development shall take place until details of the [specify e.g. landscaping] have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.	Use where a change is needed which requires further details to be submitted and approved
Use Classes Order - removal of rights (9)	The premises shall be used for [specify use] and for no other purpose (including any other purpose in Class [**] of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).	No Entry
Use - restriction on use (10)	The premises shall not be used for the sale of food for consumption off the premises [other than confectionery].	No Entry
Site levels – full site survey (11)	<p>No development shall take place until the following information shall have been submitted to and approved in writing by the local planning authority:</p> <ul style="list-style-type: none"> <listi>a full site survey showing: the datum used to calibrate the site levels; levels along all site boundaries; levels across the site at regular intervals and floor levels of adjoining buildings; <listi>full details of the proposed finished floor levels of all buildings and hard landscaped surfaces. <listnonumber>The development shall be carried out in accordance with the approved details. 	No Entry

Site levels – details of finished levels (12)	No development shall take place until full details of the finished levels, above ordnance datum, of the ground floor(s) of the proposed building(s), in relation to existing ground levels have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved levels.	No Entry
Temporary permission - restoration (13)	The use hereby permitted shall be for a limited period being the period of [** months/years] from the date of this decision. [The building hereby permitted shall be removed] [The use hereby permitted shall be discontinued] and the land restored to its former condition on or before [date] in accordance with a scheme of work that shall first have been submitted to and approved in writing by the local planning authority.	No Entry
Hours of construction/demolition (14)	Demolition or construction works shall take place only between [hours of day] on [days of week], [and shall not take place at any time on Sundays or on Bank or Public Holidays].	No Entry
Hours of use - industrial (15)	Machinery shall be operated, processes shall be carried out and deliveries shall be taken at or despatched from the site only between [hours of day] on [days of week], [and not at any time on Sundays or on Bank or Public Holidays].	No Entry
Deliveries - hours restriction (16)	Deliveries shall be taken at or despatched from the site only between [hours of day] on [days of week], [and not at any time on Sundays or on Bank or Public Holidays].	No Entry

Hours of use - restaurants etc (option 1) (17)	<p>The premises shall only be open for customers between the following hours:</p> <p><listnonumbernospacebefore>[1100 - Midnight] Mondays - Fridays</p> <p><listnonumbernospacebefore>[1100] Saturdays - [0100] Sunday mornings</p> <p><listnonumbernospacebefore>[1700 - 2300] Sundays.</p>	No Entry
Hours of use - restaurants etc (option 2) (18)	<p>Customers shall only be permitted on the premises between the following hours:</p> <p><listnonumbernospacebefore>[1100 - Midnight] Mondays - Fridays</p> <p><listnonumbernospacebefore>[1100] Saturdays - [0100] Sunday mornings</p> <p><listnonumbernospacebefore>[1700 - 2300] Sundays.</p>	No Entry
Hours of use - restaurants etc (option 3) (19)	<p>The use hereby permitted shall only take place between the following hours:</p> <p><listnonumbernospacebefore>[1100 - Midnight] Mondays - Fridays</p> <p><listnonumbernospacebefore>[1100] Saturdays - [0100] Sunday mornings</p> <p><listnonumbernospacebefore>[1700 - 2300] Sundays.</p>	No Entry

Noise - music restriction (20)	<p>Amplified or other music may only be played in the premises between the following hours:</p> <p><listnonumber>[1100 - Midnight] Mondays - Fridays</p> <p><listnonumber>[1100] Saturdays - [0100] Sunday mornings</p> <p><listnonumber>[1700 - 2300] Sundays.</p>	No Entry
Occupancy - age limits (21)	<p>Each unit of the development hereby permitted shall be occupied only by:</p> <p><listi>persons of state pensionable age [or specify whatever age is considered appropriate];</p> <p><listi>persons living as part of a single household with such a person or persons;</p> <p><listi>persons who were living as part of a single household with such a person or persons who have since died.</p>	No Entry
Occupancy – agricultural/forestry workers dwelling or for other rural occupation (22)	<p>The occupation of the dwelling shall be limited to a person solely or mainly working, or last working, in the locality in agriculture or in forestry [or other rural occupation - specify], or a widow or widower or surviving civil partner of such a person, and to any resident dependants.</p>	No Entry
Occupancy - staff accommodation (23)	<p>The occupation of the dwelling shall be limited to a person solely or mainly employed or last employed in the business occupying the plot edged red on the attached plan, or a widow or widower or surviving civil partner of such a person, and to any resident dependants.</p>	No Entry

Granny annexes (24)	The extension [building] hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as [**].	No Entry
Personal permission (25)	The development [or use] hereby permitted shall be occupied [or carried on] only by [insert name].	No Entry
Personal permission - cessation of use (26)	When the premises cease to be occupied by [name of person] (or at the end of [**] years whichever shall first occur,) the use hereby permitted shall cease [and all materials and equipment brought on to the premises in connection with the use shall be removed].	No Entry
Permission - preventing implementation of two schemes (27)	The development to which this planning permission relates shall not commence if any part of the development for which planning permission was granted by the Secretary of State on [insert date] under appeal reference [**] and pursuant to planning application reference no. [**] is already commenced.	Where two applications are being dealt with together and the decision maker does not object to them individually but does object to them both going ahead, a condition can be attached to each permission to prevent this
Staging of development (28)	The works comprised in [specified part] of the development hereby permitted shall not take place before the works comprised in [specified part] are completed.	No Entry

Construction Method Statement (29)	<p>No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by the local planning authority. The Statement shall provide for: [delete or add items as necessary]</p> <p><listi>the parking of vehicles of site operatives and visitors; <listi>loading and unloading of plant and materials; <listi>storage of plant and materials used in constructing the development; <listi>the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate; <listi>wheel washing facilities; <listi>measures to control the emission of dust and dirt during construction; <listi>a scheme for recycling/disposing of waste resulting from demolition and construction works; <listi>delivery, demolition and construction working hours. <listnonumber>The approved Construction Method Statement shall be adhered to throughout the construction period for the development.</p>	No Entry
Details - essential item shown on plans (30)	<p>The development hereby permitted shall not be occupied until [stipulate the essential matter for example the boundary wall adjacent to no. **] shall have been constructed [in accordance with details shown on submitted / attached plan no. **].</p>	No Entry
PD rights restriction - garages (31)	<p>Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no garages shall be erected other than those expressly authorised by this permission.</p>	No Entry

PD rights restriction - fences gates etc (32)	Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no fences, gates or walls shall be erected within the curtilage of any dwellinghouse forward of any wall of that dwellinghouse which fronts onto a road.	No Entry
PD rights restriction - windows (33)	Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no windows/dormer windows [other than those expressly authorised by this permission] shall be constructed [on the [**] elevation].	No Entry

Valid only on 18 October 2023

<p>Details – retrospectively where planning permission is granted for development already carried out (long form) (34)</p>	<p>The [use/activity]/[building/engineering/mining/other operations] hereby permitted shall [cease]/[be demolished to ground level]/[be removed] and all [equipment and materials brought onto the land for the purposes of such use]/[materials resulting from the demolition] shall be removed within [**] days of the date of failure to meet any one of the requirements set out in i) to iv) below:</p> <p><listi>Within [x] months of the date of this decision a scheme for [specify] shall have been submitted for the written approval of the local planning authority and the scheme shall include a timetable for its implementation.</p> <p><listi>If within [x] months of the date of this decision the local planning authority refuse to approve the scheme or fail to give a decision within the prescribed period, an appeal shall have been made to, and accepted as validly made by, the Secretary of State.</p> <p><listi>If an appeal is made in pursuance of ii) above, that appeal shall have been finally determined and the submitted scheme shall have been approved by the Secretary of State.</p> <p><listi>The approved scheme shall have been carried out and completed in accordance with the approved timetable.</p> <p><listnonumber>Upon implementation of the approved [scheme] specified in this condition, that [scheme] shall thereafter [be maintained/retained/remain in use].</p> <p><listnonumber>In the event of a legal challenge to this decision, or to a decision made pursuant to the procedure set out in this condition, the operation of the time limits specified in this condition will be suspended until that legal challenge has been finally determined.</p>	<p>Use where matters to be approved are not straightforward. Also use the corresponding paragraph from the 'Conditions' section in the Training Manual which should be inserted into the decision as an explanation as to the reasoning and effect of the condition in each case.</p>
----------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

<p>Details – retrospectively where planning permission is granted for development already carried out (short form) (35)</p>	<p>Unless within [**] months of the date of this decision a scheme for the [whatever works are required], is submitted in writing to the local planning authority for approval, and unless the approved scheme is implemented within [**] months of the local planning authority's approval, the use of the site [or occupation for whatever] shall cease and all equipment and materials brought onto the land for the purposes of such use shall be removed until such time as a scheme is approved and implemented.</p> <p><listnonumber>If no scheme in accordance with this condition is approved within [**] months of the date of this decision, the use of the site [or occupation for whatever] shall cease and all equipment and materials brought onto the land for the purposes of such use shall be removed until such time as a scheme approved by the local planning authority is implemented.</p> <p><listnonumber>Upon implementation of the approved [scheme] specified in this condition, that [scheme] shall thereafter [be maintained/retained/remain in use]</p> <p><listnonumber>In the event of a legal challenge to this decision, or to a decision made pursuant to the procedure set out in this condition, the operation of the time limits specified in this condition will be suspended until that legal challenge has been finally determined.</p>	<p>Use where matters to be approved are relatively straightforward. Also use the corresponding paragraph from the 'Conditions' section in the Training Manual which should be inserted into the decision as an explanation as to the reasoning and effect of the condition in each case.</p>
<p>Occupancy - live/work unit (36)</p>	<p>The business floorspace of the live/work unit shall be finished ready for occupation before the residential floorspace is occupied and commencement of the residential use shall not precede commencement of the business use.</p>	<p>No Entry</p>

Occupancy - live/work unit (Use Classes Order - removal of rights) (37)	The business floorspace of the live/work unit shall not be used for any purpose other than purposes within Class [B1] of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).	No Entry
Occupancy - live/work unit (restriction) (38)	The residential floorspace of the live/work unit shall not be occupied other than by a person solely or mainly employed, or last employed, in the business occupying the business floorspace of that unit, a widow or widower or surviving civil partner of such a person, and to any resident dependants.	No Entry
Adverts – removal after expiry of temporary consent (39)	The [hoarding] permitted by this consent shall be removed from the site no later than [1 year] from the date of this decision.	No Entry
Adverts – removal after expiry of screening function for building operations (40)	The advertisements permitted by this consent shall not be displayed on the site after the date of completion of building operations or after expiry of [1 year] from the date of this decision, whichever occurs first.	No Entry
Adverts - fencing (41)	The timber security fencing on the [state location] boundary of the site shall be no less than [**] metres and no more than [**] metres in height.	No Entry
Adverts – illumination hours restricted (42)	The sign permitted by this consent shall only be illuminated during the opening hours of the premises to which it relates.	No Entry
Adverts - - preventing implementation of two signs (43)	The sign permitted by this consent shall not be displayed at the same time as the sign granted express consent by the local planning authority on [**].	No Entry

Adverts – number of lights limitation (44)	No more than [state number] lights shall be used in association with the display of the illuminated sign permitted by this consent. Any permitted lights shall be evenly spaced along the frontage above the sign.	No Entry
Adverts – illumination intensity restriction (45)	The intensity of the illumination of the [sign] permitted by this consent shall be no greater than [**] candela. [If a figure is not mentioned in representations then say “within that recommended by the Institute of Lighting Professionals (for a sign within Zone...) in its Professional Lighting Guide 05 (PLG 05) Brightness of Illuminated Advertisements (or its equivalent in a replacement Guide).”]	See the ' Advertisement Appeals ' chapter of the Training Manual
Adverts -landscaping (46)	The advertisements permitted by this consent shall not be displayed until full details of [both] the [hard and soft] landscape works proposed [and also a schedule of landscape maintenance for the period of this consent] shall have been submitted to and approved in writing by the local planning authority. The landscaping scheme shall be carried out within [**] months of the local planning authority's written approval [and maintained in accordance with the approved schedule].	No Entry
Adverts – fascia height (47)	The sign permitted by this consent shall not be displayed other than on the built fascia and no part of the sign shall exceed the height of the fascia.	No Entry
Fume/smell extraction equipment (48)	Before the use hereby permitted takes place, equipment to control the emission of fumes and smell from the premises shall be installed in accordance with a scheme to be first submitted to and approved in writing by the local planning authority. All equipment installed as part of the approved scheme shall thereafter be operated and maintained in accordance with that approval and retained for so long as the use continues.	No Entry

<p>Affordable housing provision (see PPG advice on grampian conditions) (49)</p>	<p>No development shall take place until a scheme for the provision of affordable housing as part of the development shall have been submitted to and approved in writing by the local planning authority. The affordable housing shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing in Annex 2: Glossary of National Planning Policy Framework or any future guidance that replaces it. The scheme shall include:</p> <ul style="list-style-type: none"> <listi>the numbers, type, tenure and location on the site of the affordable housing provision to be made which shall consist of not less than [**]% of housing units/bed spaces; <listi>the timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing; <listi>the arrangements for the transfer of the affordable housing to an affordable housing provider for the management of the affordable housing] [if no Registered Social Landlord involved]; <listi>the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and <listi>the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced. <p><listnonumber>The affordable housing shall be retained in accordance with the approved scheme.</p>	<p>Only use in exceptional circumstances where the advice in the Planning Practice Guidance on the Use of Planning Conditions in paragraph 010 Reference ID: 21a-010-20190723 is met</p>
----------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

BREEAM – level requirements (50)	The building(s) shall achieve a BREEAM Level [state level] in accordance with the requirements of the relevant BREEAM scheme. No building shall be occupied until a Final BREEAM Certificate has been issued for it and produced to the local planning authority certifying that BREEAM Level [state level] has been achieved.	No Entry
BREEAM – pre-assessment report (51)	No development of a non-residential building shall take place until a pre-assessment BREEAM report - which is based upon an approved BREEAM plan for provision of non-residential buildings - prepared by an accredited BREEAM Assessor, indicating that the building is capable of achieving the applicable 'very good' or 'excellent' rating as a minimum, shall have been issued to the local planning authority.	No Entry
BREEAM – post-construction certificate (52)	All non-residential buildings shall be constructed to meet the applicable approved BREEAM rating as a minimum. No later than [**] months after the occupation of any non-residential building, a certificate following a post-construction review, shall be issued by an approved BREEAM Assessor to the local planning authority, indicating that the relevant BREEAM rating has been met. In the event that such a rating is replaced by a comparable national measure of sustainability for building design, the equivalent level of measure shall be applicable to the proposed development.	No Entry
No Entry (53)	No Entry	No Entry
No Entry (54)	No Entry	No Entry
Archaeology – protection of sites (55)	No development shall take place until fencing has been erected around the area hatched black on drawing no [**] to a design approved in writing by the local planning authority and shall be retained until the work is completed. No works shall take place within the area hatched black unless approved in writing by the local planning authority.	No Entry

Archaeology – access to observe and record (56)	The developer shall afford access at all reasonable times to any archaeologist nominated by the local planning authority and shall allow that person to observe the excavations and record items of interest and finds.	No Entry
Archaeology – scheme of investigation (57)	<p>No demolition/development shall take place [within the area shown coloured / hatched **] on the submitted/attached plan [no. **] until a Written Scheme of Investigation shall have been submitted to and approved in writing by the local planning authority. The scheme shall include an assessment of significance and research questions - and [if indicated by the Desk Top Study submitted with the application]:</p> <ul style="list-style-type: none"> <listi>the programme and methodology of site investigation and recording; <listi>the programme for post investigation assessment; <listi>the provision to be made for analysis of the site investigation and recording; <listi>the provision to be made for publication and dissemination of the analysis and records of the site investigation; <listi>the provision to be made for archive deposition of the analysis and records of the site investigation; <listi>the nomination of a competent person or persons organization to undertake the works set out within the Written Scheme of Investigation. 	Use with condition (58)
Archaeology - scheme of investigation (implementation) (58)	No demolition/development shall take place other than in accordance with the Written Scheme of Investigation approved under condition [**].	Use with condition (57)

Archaeology – preservation in situ (59)	Any historic or archaeological features not previously identified which are revealed when carrying out the development hereby permitted shall be retained in-situ and reported to the local planning authority in writing within [**] working days of their being revealed. Works shall be immediately halted in the area/part of the building affected until provision shall have been made for the retention and/or recording in accordance with details that shall first have been submitted to and approved in writing by the local planning authority.	Can also use with conditions (57) and (58)
Archaeology – preservation in situ (method statement) (60)	No development shall take place until details (including a detailed design [of basement, foundations, piling configuration, drainage and services] and method statement relating to carrying out these works) to show how the surviving archaeological remains which are to remain in situ are to be preserved have been submitted to and approved in writing by the local planning authority. The development/[basement, foundations and piling configuration] shall be carried out in accordance with the approved details [/set out on drawing[s] no[s]. [**]] and the approved method statement.	No entry
Heritage assets - demolition and redevelopment (61)	No demolition [or alteration by way of substantial partial demolition] shall take place until arrangements have been put in place to secure the redevelopment of the site permitted under [planning permission reference **/implementation of the development approved under this permission] and details of these arrangements have been submitted to and approved in writing by the local planning authority. The arrangements shall include details of the timescale for carrying out the redevelopment approved under [planning permission reference **/the development approved under this permission].	No Entry

Heritage assets - demolition by hand (62)	The demolition of [specify] shall be carried out by hand [or by hand-held tools] only and the materials stored for re-use [in [specify details of re-use]].	No Entry
Heritage assets - detailed design (63)	No development shall take place until details of the design of [specify features] including plans/elevations/drawings at scale [specify scale] have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.	No Entry
Heritage assets - enabling development (64)	The development/use hereby permitted shall not be occupied/commence until a schedule of works for the repair and restoration of the heritage asset shown coloured / hatched on drawing no. [**] has first been submitted to and approved in writing by the local planning authority and then been repaired and restored in accordance with the approved schedule and plan[s] no[s]. [**].	No Entry
Heritage assets – retention/reuse of features (65)	No development shall commence until a method statement for the works for retention/re-use of [list features] shall have been submitted to and approved in writing by the local planning authority. The method statement shall include the timing of the removal and reinstatement [specify any other conditions] and measures to be taken to secure and protect the interior features against accidental loss or damage. Development shall be carried out in accordance with the approved method statement.	No Entry

Heritage assets - securing safety/stability of asset (66)	No development shall commence until details of the measures to be taken to secure the safety and stability of the part[s] of the building/structure/architectural feature[s] which is/are to be retained have been submitted to and approved in writing by the local planning authority. [Such measures shall include strengthening any wall or vertical surface; supporting any floor, roof or horizontal surface; protecting against the weather or any accidental loss or damage.] Development shall be carried out in accordance with the approved details.	No Entry
Listed Building consent - commencement (67)	The works authorised by this consent shall begin not later than [3 years] from the date of this consent.	No Entry
Listed Building consent - demolition (68)	The works of demolition authorised by this consent shall not be carried out before a contract for the carrying out of the works of redevelopment of the site has been made and planning permission shall have been granted for the redevelopment for which the contract provides.	No Entry
Listed Building consent – access for recording (69)	The developer shall give the local planning authority [**] days advance notice of the start of any works and, for a period of [e.g. 14 days] before any work takes place, access to the building shall be given to [name of person/body or] a person/body nominated by the local planning authority for the purpose of recording the building [or interior] by making measured drawings or taking photographs.	No Entry

Listed Building consent – making good (70)	Upon completion of the works authorised by this consent, any damage caused to the building in the course of carrying out the works shall be made good within [**] months in accordance with a scheme submitted to, and approved in writing by, the local planning authority.	No Entry
Details - materials shown on plans (71)	The external surfaces of the development hereby permitted shall be constructed in the materials shown on plan no. [**].	No Entry
Materials - submission of samples (extension) (72)	No development shall commence until details / samples of the materials to be used in the construction of the external surfaces of the extension hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details / samples.	No Entry
Materials - submission of samples (73)	No development within the area/part of the building shown hatched / coloured [**] on submitted / approved drawing no. [**] shall take place until samples of all external [and internal] facing materials have been submitted to and approved by the local planning authority in writing. The relevant works shall be carried out in accordance with the approved sample details.	No Entry

Materials - sample panels of facing brickwork (74)	<p>No development within the area/part of the building shown hatched black/ coloured [**] on submitted / approved drawing no. [**] shall take place until sample panels of all new facing brickwork showing the proposed bricks, face-bond and pointing mortar have been [provided on site and] approved in writing by</p> <p>the local planning authority. [The approved sample panels shall be retained on site until the work is completed and] the development shall be carried out in accordance with the approved sample panels.</p>	No Entry
Materials - sample panel of materials (75)	<p>No development of a building/s shall take place until a sample panel of the materials to be used in the construction of the external surfaces shall have been prepared on site for inspection and approved in writing by the local planning authority. The sample panel shall be at least 1 metre x 1 metre and show the proposed material, bond, pointing technique and palette of materials (including roofing, cladding and render) to be used in the development. The development shall be constructed in accordance with the approved sample, which shall not be removed from the site until completion of the development.</p>	No Entry
Height of building (76)	<p>No element of any building on any part of the development hereby permitted shall exceed [**] metres in height as measured from [**].</p>	No Entry

Windows – obscured glazing (77)	The building/extension hereby permitted shall not be occupied until the window[s] at [**] have been fitted with obscured glazing, and no part of that/those window[s] that is less than 1.7 metres above the floor of the room in which it is installed shall be capable of being opened. Details of the type of obscured glazing shall be submitted to and approved in writing by the local planning authority before the window is installed and once installed the obscured glazing shall be retained thereafter.	No Entry
Density – restriction on density (78)	The development hereby permitted shall not exceed a / shall achieve a minimum density of [**] habitable rooms per hectare.	No Entry
Window displays (79)	A window display shall be provided at all times in the window[s] fronting [name of street, road].	No Entry
Contaminated land – risk assessment (80)	<p>No development shall commence until an assessment of the risks posed by any contamination shall have been submitted to and approved in writing by the local planning authority. This assessment must be undertaken by a suitably qualified contaminated land practitioner, in accordance with British Standard BS 10175: Investigation of potentially contaminated sites - Code of Practice and the Environment Agency's Model Procedures for the Management of Land Contamination (CLR 11) (or equivalent British Standard and Model Procedures if replaced), and shall assess any contamination on the site, whether or not it originates on the site. The assessment shall include:</p> <p><listi>a survey of the extent, scale and nature of contamination;</p> <p><listi>the potential risks to:</p> <p><listbullet>human health;</p> <p><listbullet>property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes;</p>	Use with conditions (81) to (83)

	<ul style="list-style-type: none"> <listbullet>adjoining land; <listbullet>ground waters and surface waters; <listbullet>ecological systems; and <listbullet>archaeological sites and ancient monuments. 	
Contaminated land – remediation scheme (81)	<p>No development shall take place where (following the risk assessment) land affected by contamination is found which poses risks identified as unacceptable in the risk assessment, until a detailed remediation scheme shall have been submitted to and approved in writing by the local planning authority. The scheme shall include an appraisal of remediation options, identification of the preferred option(s), the proposed remediation objectives and remediation criteria, and a description and programme of the works to be undertaken including the verification plan. The remediation scheme shall be sufficiently detailed and thorough to ensure that upon completion the site will not qualify as contaminated land under Part IIA of the Environmental Protection Act 1990 in relation to its intended use. The approved remediation scheme shall be carried out and upon completion a verification report by a suitably qualified contaminated land practitioner shall be submitted to and approved in writing by the local planning authority] before the development [or relevant phase of development] is occupied.</p>	Use with conditions (80), (82) & (83)

Contaminated land – reporting of unexpected contamination (82)	Any contamination that is found during the course of construction of the approved development that was not previously identified shall be reported immediately to the local planning authority. Development on the part of the site affected shall be suspended and a risk assessment carried out and submitted to and approved in writing by the local planning authority. Where unacceptable risks are found remediation and verification schemes shall be submitted to and approved in writing by the local planning authority. These approved schemes shall be carried out before the development [or relevant phase of development] is resumed or continued.	Use with conditions (80), (81) & (83)
Contaminated land – long term monitoring and maintenance (83)	No development shall take place until a monitoring and maintenance scheme to demonstrate the effectiveness of the proposed remediation shall have been submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented, and the reports produced as a result, shall be submitted to the local planning authority within (**) days of the report being completed and approved in writing within (**) days of receipt. If any of these reports identifies any discrepancy with the verification report then a protocol, including timescale, for the necessary remediation shall be submitted to the local planning authority within a further (**) days and approved in writing within (**) days of receipt. Thereafter, any necessary remediation and verification shall be carried out in accordance with the approved protocol.	Use with conditions (80) to (82)

Contaminated land – for use only in smaller developments (84)	<p>No development shall commence until an assessment of the risks posed by any contamination, carried out in accordance with British Standard BS 10175: Investigation of potentially contaminated sites - Code of Practice and the Environment Agency's Model Procedures for the Management of Land Contamination (CLR 11) (or equivalent British Standard and Model Procedures if replaced), shall have been submitted to and approved in writing by the local planning authority. If any contamination is found, a report specifying the measures to be taken, including the timescale, to remediate the site to render it suitable for the approved development shall be submitted to and approved in writing by the local planning authority. The site shall be remediated in accordance with the approved measures and timescale and a verification report shall be submitted to and approved in writing by the local planning authority. If, during the course of development, any contamination is found which has not been previously identified, work shall be suspended and additional measures for its remediation shall be submitted to and approved in writing by the local planning authority. The remediation of the site shall incorporate the approved additional measures and a verification report for all the remediation works shall be submitted to the local planning authority within [**] days of the report being completed and approved in writing by the local planning authority.</p>	No Entry
Storage - height restriction (85)	[Scrap] material shall not be stacked or deposited above a height of [**] metres measured from ground level.	No Entry
Storage - distance from boundary (86)	No [timber] [propane or butane gas] shall be stored [together] within [**] metres of the [specified] boundary of the site.	No Entry

Unstable land – site investigation (87)	No development shall take place until a site investigation of the nature and extent of any land instability has been carried out in accordance with a methodology which shall have previously been submitted to and approved in writing by the local planning authority. The results of the site investigation shall be made available to the local planning authority before any development takes place. If any land instability issues are found during the site investigation, a report specifying the measures to be taken to remediate the site to render it suitable for the development hereby permitted shall be submitted to and approved in writing by the local planning authority. The site shall be remediated in accordance with the approved measures before development takes place.	No Entry
Unstable land – unexpected land instability issues (88)	If, during the course of development, any unexpected land instability issues are found which were not identified in the site investigation, additional measures for their remediation shall be submitted to and approved in writing by the local planning authority. The remediation of the site shall incorporate the approved additional measures.	No Entry
Noise - location restriction (89)	[**] shall not take place anywhere on the site except within building(s).	The condition should describe precisely the activities to be controlled as well as the particular building(s) in which they are to take place
Noise - insulation of building (90)	The building shall be [constructed/adapted] so as to provide sound insulation against internally generated noise of not less than [**] dB(A), with windows shut and other means of ventilation provided. The sound insulation works shall be completed before the use of the building begins and retained thereafter.	No Entry

Noise - level of noise on the boundary (91)	The level of noise emitted from the site shall not exceed [A] dB LAeq [X], between [1100 and 2300 Monday to Friday] and [A] dB LAeq [X], at any other time, as measured on the [specified boundary/boundaries] of the site at [location(s) of monitoring point(s)].	Specify: A = noise level expressed as LAeq, T over a time period X (e.g. 1 hour). T=time of day
Noise - hours of operation (92)	No [specified machinery] shall be operated on the premises before [time in the morning] on Mondays to Fridays and [time in the morning] on Saturdays nor after [time in the evening] on Mondays to Fridays and [time in the evening] on Saturdays, or at any time on Sundays or on Bank or Public Holidays.	No Entry
Noise - insulation of plant/machinery (93)	Before [any] [specified plant and/or machinery] is used on the premises, it shall be [enclosed with sound-insulating material] [and] [mounted in a way which will minimise transmission of structure-borne sound] in accordance with a scheme that shall first have been submitted to and approved in writing by the local planning authority. The measures implemented as approved shall be retained thereafter.	Advice should be appended to the permission indicating the sound insulation required, or the maximum permitted noise level at a specified monitoring point
Noise - submission of scheme & implementation (94)	Construction work shall not take place until a scheme for protecting the proposed [noise-sensitive development] from noise from the [**] shall have been submitted to and approved in writing by the local planning authority. All works which form part of the scheme shall be completed before [any part of] the [noise sensitive development(s)] is occupied and retained thereafter.	Authorities should give applicants guidance on the maximum noise levels to be permitted within or around the noise-sensitive development so as to provide precise guidelines for the scheme to be permitted
Noise - hours of operation (95)	[specified machinery] shall be operated on the premises only between the following hours: <listnonumberspacebefore>[** - **] Mondays - Fridays <listnonumberspacebefore>[** - **] Saturdays <listnonumberspacebefore>and shall not be operated at any time	No Entry

	on Sundays or on Bank or Public Holidays.	
Noise - protection of individual dwellings (96)	The building envelope of plot no[s]. [**] shall be constructed so as to provide sound attenuation against external noise, not less than [**]dB(A), with windows shut and other means of ventilation provided. The sound attenuation works shall be completed before the dwelling[s] are occupied and be retained thereafter.	No Entry
Noise - removal of industrial PD rights (97)	Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no further plant or machinery shall be erected on the site under or in accordance with Part 7 of Schedule 2 to that Order.	No Entry
Aerodromes - aircraft movements (98)	The total number of aircraft movements shall not exceed [state number] per [period of time] except in an emergency.	No Entry
Aerodromes - hours of operation (99)	Aircraft movements shall take place only between [hours of day] on [days of week], [and shall not take place at any time on Sundays or on Bank or Public Holidays] except in an emergency.	No Entry
Amenity land - restriction on development (100)	None of the building operations hereby permitted shall be carried out on that part of the application site shown [coloured / hatched / notated as **] on the submitted/attached plan no. [**] and that land shall not thereafter be used for any purpose other than as an amenity area [for public use].	No Entry
Amenity land - landscaping scheme (101)	The details of the landscaping of the site required to be submitted shall include details of a scheme for the preservation or laying out as an amenity area of that part of the application site shown [coloured / hatched / notated as **] on the submitted/attached plan no. [**] and that land shall not thereafter be used for any purpose other than as an amenity area [for public use].	No Entry

Amenity land - laying out of (102)	Before/within [**] months from the date when the change of use hereby permitted is carried out/any of the buildings permitted are occupied/any of the buildings permitted are first used for the purpose of [**] the land shown [coloured / hatched / notated as **] on the submitted/attached plan no. [**] shall be laid out in accordance with that plan as amenity land and that land shall not thereafter be used for any purpose other than as an amenity area.	No Entry
Landscaping - scheme (103)	No development shall commence until there shall have been submitted to and approved in writing by the local planning authority a scheme of landscaping. The scheme shall include indications of all existing trees and hedgerows on the land, identify those to be retained and set out measures for their protection throughout the course of development.	This condition may be appropriate where the landscaping is either not a major element of the development or is small in scale or where compliance is likely without any problems; use with condition (104)
Landscaping - implementation (104)	All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.	This condition may be appropriate where the landscaping is either not a major element of the development or is small in scale or where compliance is likely without any problems; use with condition (103)

<p>Landscape - submission of proposals (design) (105)</p>	<p>No development shall commence until details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority. These details shall include [delete or add items as necessary]:</p> <ul style="list-style-type: none"> <listi>a statement setting out the design objectives and how these will be delivered; <listi>earthworks showing existing and proposed finished levels or contours; <listi>means of enclosure and retaining structures; <listi>boundary treatment[s]; <listi>vehicle parking layouts; <listi>other vehicle and pedestrian access and circulation areas; <listi>hard surfacing materials; <listi>minor artefacts and structures [e.g. furniture, play equipment, refuse or other storage units, signs, etc.]; <listi>proposed and existing functional services above and below ground [e.g. drainage, power, communications cables, pipelines etc. indicating alignments, levels, access points, supports as relevant]; <listi>retained historic or other landscape features and proposals for restoration, where relevant; <listi>renewable energy installations where relevant; <listi>lighting, floodlighting and CCTV; 	<p>No Entry</p>
-----------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------

	<p><listi>water features;</p> <p><listi>an implementation programme, [including phasing of work where relevant].</p> <p><listnonumber>The landscaping works shall be carried out in accordance with the approved details before any part of the development is [first occupied] [brought into use] in accordance with the agreed implementation programme. [The completed scheme shall be managed and/or maintained in accordance with an approved scheme of management and/or maintenance.]</p>	
Landscape - soft landscape works (106)	Details of soft landscape works shall include [planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants noting species, plant supply sizes and proposed numbers/densities where appropriate].	May use with condition (105) on design
Landscape – implementation of works (107)	The landscaping works shall be carried out in accordance with the approved details before any part of the development is [first occupied] [brought into use] in accordance with the agreed implementation programme. [The completed scheme shall be managed and/or maintained in accordance with an approved scheme of management and/or maintenance.]	This condition may be used in conjunction with the conditions on a landscape management plan (108) and / or on a landscape maintenance schedule (109) to ensure the proper establishment and aftercare of the approved scheme

<p>Landscape - management plan (108)</p>	<p>Before the development is first occupied or brought into use a landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, shall be submitted to and approved in writing by the local planning authority. The landscape management plan shall be carried out as approved.</p>	<p>This condition will normally be used in conjunction with the landscape implementation condition (107) to help ensure that appropriate arrangements will be made for the management and maintenance of an approved landscape scheme, particularly in cases of communal or multiple ownership or where the nature of the scheme will need periodic intervention and actions. A period of time appropriate to the nature of the scheme should form part of the Plan.</p> <p>Alternatively, a planning obligation requiring an agreed management plan to be prepared and implemented may be appropriate.</p>
<p>Landscape - maintenance schedule (109)</p>	<p>Before the development is first occupied [or brought into use] a schedule of landscape maintenance for a period of [state number] years shall be submitted to and approved in writing by the local planning authority. The schedule shall include details of the arrangements for its implementation. Maintenance shall be carried out in accordance with the approved schedule.</p>	<p>This condition will normally be used in conjunction with the landscape implementation condition (107) to help ensure that appropriate aftercare is provided to ensure establishment of a landscape scheme following its completion, particularly on small or less complex schemes. It will not be needed if the landscape management plan condition (108) is used, as this will incorporate a maintenance schedule. A period of at least five years is recommended to enable satisfactory plant establishment and this may be extended further to reflect the nature of the scheme.</p>

Play areas - provision (110)	The building shall not be occupied until the area shown coloured / hatched [**] on drawing no. [**] has been laid out in accordance with [specify relevant plan or drawing], and that area shall not thereafter be used for any purpose other than as a play area.	No Entry
Decentralised energy supply (111)	No development shall take place until a scheme (including a timetable for implementation) to secure at least [**]% of the energy supply of the development from decentralised and renewable or low carbon energy sources shall have been submitted to and approved in writing by the local planning authority [as part of the reserved matters submissions required by condition **]. The approved scheme shall be implemented and thereafter retained in operation.	No Entry
Wind turbines (small scale) – details of finished colour (112)	No development shall take place until details of the finished colour of the wind turbine(s) hereby permitted shall have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.	No Entry
Wind turbines (small scale) - cabling (113)	All cabling shall be located underground.	No Entry
Wind turbines (small scale) – removal (114)	Within [**] months of a wind turbine ceasing to be used for the generation of electricity, the turbine shall be permanently removed from the land and the site restored in accordance with details to be submitted to and approved in writing by the local planning authority prior to these works being carried out.	No Entry

Wind turbines (small scale) – noise emissions (115)	The level of noise emissions from the turbine(s) hereby permitted when measured in free field conditions at the boundary of the nearest noise sensitive receptor which lawfully exists or has planning permission for construction at the date of this planning permission, or measured closer to the turbine(s) and calculated out to the receptor in accordance with a methodology which shall have previously been submitted to and approved in writing by the local planning authority, shall not exceed 35 dB LA90,10min up to wind speeds of 10 m/s measured at a height of 10 metres above ground level at a location near to the turbine(s). All instrumentation and methodology, along with specified positions, for all measurements of noise and wind speed, shall have been previously approved in writing by the local planning authority.	No Entry
Highway standards – approval of details (116)	No development shall take place until details of the standards to which the [estate roads] / [roads[s]] / [road[s] serving the development] are to be constructed shall have been submitted to and approved in writing by the local planning authority. No [house / building] shall be occupied until the road[s] have been constructed in accordance with the approved details.	No Entry
Parking - provision for cars/vehicles (117)	No [dwelling] shall be occupied until space has been laid out within the site [in accordance with drawing no. [**]] for [number] cars to be parked [and for the loading and unloading of [number] vehicles] [and for vehicles to turn so that they may enter and leave the site in forward gear] and that space shall thereafter be kept available at all times for [the parking of vehicles]/[those purposes].	No Entry
Parking - provision for bicycles (118)	No [dwelling] shall be occupied until space has been laid out within the site [in accordance with drawing no. [**]] for [number] bicycles to be parked and that space shall thereafter be kept available for the parking of bicycles.	No Entry

Parking – drainage / surfacing and retention (119)	The building shall not be occupied until the area shown coloured / hatched [**] on drawing no. [**] has been drained and surfaced [or other steps as may be specified] [in accordance with details that shall first have been submitted to and approved in writing by the local planning authority], and that area shall thereafter be kept available at all times for the parking of vehicles.	No Entry
Car-free housing (see PPG advice on grampian conditions) (120)	<p>No development shall take place until arrangements shall have been made to secure the development as a car-free development in accordance with a detailed scheme or agreement which shall have been approved in writing by the local planning authority. The approved scheme or agreement shall ensure that:</p> <p><listi>no occupiers of the approved development shall apply for, obtain or hold an on-street parking permit to park a vehicle on the public highway within the administrative district of the local planning authority (other than a disabled person's badge issued pursuant to section 21 of the Chronically Sick and Disabled Persons Act 1970 or similar legislation); and</p> <p><listi>any occupiers of the approved development shall surrender any such permit wrongly issued or held.</p> <p><listnonumber>Such scheme or agreement shall be implemented prior to the occupation of the development hereby permitted and shall be retained and operated for so long as the use hereby permitted continues.</p>	Only use in exceptional circumstances where the advice in the Planning Practice Guidance on the Use of Planning Conditions in paragraph 010 Reference ID: 21a-010-20190723 is met
Garages/car spaces (121)	The [garage[s] hereby permitted][car space[s] to be provided] shall be kept available at all times for the parking of motor vehicles by the occupants of the dwelling[s] and their visitors and for no other purpose.	No Entry

Access - provision of service road (122)	No [dwelling] shall be occupied until that part of the service road which provides access to it shall have been constructed in accordance with the approved plans. The service road as constructed shall be retained thereafter.	No Entry
Access - junction (123)	Development shall not take place until details of the junction between the proposed service road and the highway shall have been submitted to and approved in writing by the local planning authority; and the development shall not be occupied until that junction has been constructed in accordance with the approved details. The junction shall thereafter be retained.	No Entry
Access - obstruction of sight line (structures) (124)	No structure or erection exceeding [state number] metres in height shall be placed [to the [east] of a line from [**] to [**]] [as shown on drawing no. [**]] [within the sight lines referred to in condition [**]].	No Entry
Access - obstruction of sight line (shrubs/trees) (125)	No shrubs, trees or other vegetation shall be allowed to grow above [**] metres in height within the sight lines referred to in condition [**].	No Entry
Access - location restriction (for a building) (126)	Means of vehicular access to the permitted building shall be from [name of street, road] only and shall be retained thereafter.	No Entry
Access - location restriction (for a site) (127)	There shall be no means of vehicular access to the site other than from [name of road, street] which shall be retained thereafter.	No Entry
Access – vehicular/pedestrians/cyclists (128)	The building shall not be occupied until a means of access for [vehicles/pedestrians/cyclists] shall have been constructed in accordance with the approved plans. The access shall be retained thereafter.	No Entry

Disabled persons - access provision (129)	No development shall take place until a scheme indicating the provision to be made for disabled people to gain access to [**] shall have been submitted to and approved in writing by the local planning authority. The agreed scheme shall be implemented before the development hereby permitted is brought into use and shall be retained thereafter.	No Entry
Public transport - submission of details (130)	No development shall take place until details of the proposed [bus/railway] station(s) or stop(s) shall have been submitted to and approved in writing by the local planning authority; and no building(s) shall be occupied until [that/those] station(s) or stop(s) shall have been constructed in accordance with the approved plans.	No Entry
Petrol filling station - sole use (131)	The site shall only be used as a petrol filling station, and no part of it shall be used for the sale, display, or repair of vehicles.	No Entry
Petrol filling station – hours of use (132)	The premises shall not be open for business, nor shall supplies of fuel be delivered to it, outside the hours of [** to **] Monday to Saturday nor outside the hours of [** to **] on Sundays [nor outside the hours of [** to **] on Bank or Public Holidays].	No Entry

Valid only on 16 October 2023

<p>Trees - location of existing trees (retained trees) (133)</p>	<p>The details submitted in accordance with condition [**] above shall include:</p> <p><listi>a plan showing the position of every tree on the site and on land adjacent to the site (including street trees) that could influence or be affected by the development, indicating which trees are to be removed;</p> <p><listi>a schedule in relation to every tree identified listing:</p> <p><listbullet>information as specified in paragraph 4.4.2.5 of British Standard BS 5837: Trees in relation to design, demolition and construction - Recommendations) (or in an equivalent British Standard if replaced); and,</p> <p><listbullet>any proposed pruning, felling or other work;</p> <p><listi>in relation to every existing tree identified to be retained on the plan referred to in i) above, details of:</p> <p><listbullet>any proposed alterations to existing ground levels, and of the position of any proposed excavation, that might affect the root protection area; and</p> <p><listbullet>all appropriate tree protection measures required before and during the course of development (in accordance with paragraph 5.5 of British Standard BS 5837) (or in an equivalent British Standard if replaced);</p> <p><listi>areas of existing landscaping to be protected from construction operations and the method of protection.</p> <p><listnonumber>[In this condition “retained tree” means an existing tree which is to be retained in accordance with the approved plans and particulars.]</p>	<p>No Entry</p>
------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------

Trees - existing tree retention (134)	<p>No site clearance, preparatory work or development shall take place until a scheme for the protection of the retained trees (the tree protection plan) and the appropriate working methods (the arboricultural method statement) in accordance with paragraphs 5.5 and 6.1 of British Standard BS 5837: Trees in relation to design, demolition and construction - Recommendations (or in an equivalent British Standard if replaced) shall have been submitted to and approved in writing by the local planning authority. The scheme for the protection of the retained trees shall be carried out as approved.</p> <p><listnonumber>[In this condition “retained tree” means an existing tree which is to be retained in accordance with the approved plans and particulars.]</p>	No Entry
Trees – standard of works (135)	<p>All tree work shall be carried out in accordance with British Standard BS 3998: Tree work: Recommendations (or an equivalent British Standard if replaced).</p>	No Entry
Trees – protection of retained trees (136)	<p>No retained tree shall be cut down, uprooted, destroyed, pruned, cut or damaged in any manner within [**] years from [the date of the occupation of the building for its permitted use], other than in accordance with the approved plans [and details], without the prior written approval of the local planning authority.</p> <p><listnonumber>[In this condition “retained tree” means an existing tree which is to be retained in accordance with the approved plans and particulars.]</p>	No Entry
Trees – replacement of retained trees (137)	<p>If any retained tree is cut down, uprooted or destroyed or dies another tree shall be planted at the same place and that tree shall be of such size and species and shall be planted, in accordance with condition [**], at such time as may be specified in writing by the local planning authority.</p> <p><listnonumber>[In this condition “retained tree” means an</p>	No Entry

	existing tree which is to be retained in accordance with the approved plans and particulars.]	
Trees - protection (fencing) in small schemes (138)	<p>[All the trees [and hedges] shown on the landscaping plan [**] as "to be retained" and/or any trees whose canopies overhang the site] shall be protected by strong fencing, the location and type to be previously approved in writing by the local planning authority. The fencing shall be erected in accordance with the approved details before any equipment, machinery or materials are brought onto the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed within any fenced area, and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the prior written consent of the local planning authority.</p> <p><listnonumber>[In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars.]</p>	May be used for small schemes that might not justify a full tree protection plan
Trees – protection (from fires) (139)	<p>No fires shall be lit within [10] metres of the nearest point of the canopy of any retained tree.</p> <p><listnonumber>[In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars.]</p>	No Entry
Trees – protection (from equipment) (140)	<p>No equipment, machinery or structure shall be attached to or supported by a retained tree.</p> <p><listnonumber>[In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars.]</p>	No Entry

Trees – protection (from contaminating materials) (141)	<p>No mixing of cement or use of other contaminating materials or substances shall take place within [**] metres of the nearest point of the canopy of any retained tree.</p> <p><listnonumber>[In this condition “retained tree” means an existing tree which is to be retained in accordance with the approved plans and particulars.]</p>	No Entry
Trees – LPA consent required for variations (142)	No alterations or variations to the approved works or tree protection schemes shall be made without prior written consent of the local planning authority.	No Entry
Trees – scheme of supervision of works (143)	<p>No works or development shall take place until a scheme of supervision for the arboricultural protection measures required by condition [**] shall have been submitted to and approved in writing by the local planning authority. This scheme shall be appropriate to the scale and duration of the works and shall include details of: [select as appropriate]</p> <p><listi>induction of staff in awareness of arboricultural matters;</p> <p><listi>identification of individuals and their responsibilities;</p> <p><listi>statement of delegated powers;</p> <p><listi>timing and methods of site visiting and record keeping, including updates;</p> <p><listi>procedures for dealing with variations and incidents;</p> <p><listi>the scheme of supervision will be administered by a qualified arboriculturist instructed by the applicant and approved in writing by the local planning authority.</p> <p><listnonumber>The scheme of supervision shall be implemented</p>	No Entry

	as approved.	
Tree planting - details of proposed planting (144)	No works or development shall commence until a full specification of all proposed tree planting has been submitted to and approved in writing by the local planning authority. The specification shall include the quantity, size, species, and positions or density of all trees to be planted, how they will be planted and protected and the proposed time of planting. The tree planting shall be carried out in accordance with the approved specification.	No Entry
Tree planting – schedule of maintenance (145)	No development shall commence / the development shall not be occupied / brought into use until a schedule of maintenance of the trees until successfully established shall have been submitted to and approved in writing by the local planning authority, and the schedule shall be implemented as approved. The schedule shall include provision for replacement planting should establishment fail.	No Entry
Tree planting – standards of planting (146)	All trees shall be planted in accordance with the details and times stated in the specification required by condition [**] and in accordance with British Standard [BS 8545: Trees: from nursery to independence in the landscape – Recommendations (or an equivalent British Standard if replaced)][BS 4428: Code of practice for general landscape operations (excluding hard surfaces) (or an equivalent British Standard if replaced)].	No Entry

Tree planting – replacement of new trees (147)	<p>If, within a period of [**] years from the date of planting, the tree (or any tree planted in replacement for it) is removed, uprooted, destroyed or dies or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree of the same size and species as that originally planted shall be planted at the same place within the first planting season following the removal, uprooting, destruction</p> <p>or death of the original tree unless the local planning authority gives its written consent to any variation.</p>	No Entry
Drainage - completion of works (148)	None of the dwellings hereby permitted shall be occupied until the [sewage disposal] / [drainage] works shall have been completed in accordance with the submitted and approved plans.	No Entry
Drainage - sewage disposal works (149)	None of the dwellings hereby permitted shall be occupied until works for the disposal of sewage shall have been provided on the site to serve the development hereby permitted, in accordance with details that have first been submitted to and approved in writing by the local planning authority.	No Entry
Drainage - development restriction (150)	Development shall not commence until drainage works for [**] shall have been carried out in accordance with details which shall have been submitted to and approved in writing by the local planning authority.	No Entry
Sustainable drainage – full details to be submitted (151)	No building hereby permitted shall be occupied until surface water drainage works shall have been implemented in accordance with details that shall first have been submitted to and approved in writing by the local planning authority. Before any details are submitted to the local planning authority an assessment shall be carried out of the potential for disposing of surface water by means of a sustainable drainage system, having regard to Defra's non-statutory technical standards for sustainable drainage systems (or any subsequent version), and the results of the assessment shall have been provided to the local planning authority. Where a	No Entry

	<p>sustainable drainage scheme is to be provided, the submitted details shall:</p> <p><listi>provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;</p> <p><listi>include a timetable for its implementation; and,</p> <p><listi>provide, a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.</p>	
Sustainable drainage – full details have been submitted (152)	No building hereby permitted shall be occupied until the sustainable drainage system for the site shall have been completed in accordance with the submitted details. The sustainable drainage system shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.	Use where an appropriate sustainable drainage system has been submitted with the application and it is accompanied by an agreed implementation, adoption and management and maintenance plan

Sustainable drainage - details have been submitted without implementation details (153)	<p>No development shall take place until details of the implementation, adoption, maintenance and management of the sustainable drainage system shall have been submitted to and approved in writing by the local planning authority. Those details shall include:</p> <p><listi>a timetable for its implementation; and,</p> <p><listi>a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the effective operation of the sustainable drainage system throughout its lifetime.</p> <p><listnonumber>The sustainable drainage system shall be implemented and thereafter managed and maintained in accordance with the approved details</p>	Use where an appropriate sustainable drainage system has been submitted with the application but without details of implementation, adoption, management and maintenance
Caravans - seasonal (154)	[No caravan on the site shall be occupied] [No caravan shall remain on the site] between [date] in any one year and [date] in the succeeding year.	No Entry
Caravans - number (155)	No more than [**] caravans shall be stationed on the land at any time.	No Entry
Gypsy - occupation (156)	The site shall not be occupied by any persons other than gypsies and travellers as defined in Annex 1: Glossary of Planning Policy for Traveller Sites (or its equivalent in replacement national policy).	No Entry
Travelling showpeople - occupation (157)	The site shall not be occupied by any persons other than travelling showpeople, as defined in Annex 1: Glossary of Planning Policy for Traveller Sites (or its equivalent in replacement national policy).	No Entry

Gypsy - personal (158)	The occupation of the site hereby permitted shall be carried on only by the following and their resident dependants: [add names].	Use with condition (159)
Gypsy - personal (cessation of use) (159)	When the land ceases to be occupied by those named in condition [**] above the use hereby permitted shall cease and all caravans, structures, materials and equipment brought on to or erected on the land, and/or works undertaken to it in connection with the use, shall be removed and the land shall be restored to its condition before the development took place.	Use with condition (158). And add also Submission of Further Details condition with a requirement for a scheme to be submitted specifying the condition of land before the development took place and the works necessary to restore the land to that condition, or some other state as agreed with the local planning authority, and the time period within which the restoration works must be undertaken
Gypsy - temporary and personal (160)	The use hereby permitted shall be carried on only by the following: [add names and their resident dependants], and shall be for a limited period being the period of [**] [months][years] from the date of this decision, or the period during which the premises are occupied by them, whichever is the shorter.	Use with condition (161)
Gypsy - temporary and personal (cessation of use) (161)	When the premises cease to be occupied those named in condition [**] above, or at the end of [**] [months][years], whichever shall first occur, the use hereby permitted shall cease and all caravans, buildings, structures, materials and equipment brought on to the land, or works undertaken to it in connection with the use, shall be removed and the land restored to its condition before the development took place.	Use with condition (160). And add also Submission of Further Details condition with a requirement for a scheme to be submitted specifying the condition of land before the development took place and the works necessary to restore the land to that condition, or some other state as agreed with the local planning authority, and the time period within which the restoration works must be undertaken.

Gypsy - temporary (162)	The use hereby permitted shall be for a limited period being the period of [**][months][years] from the date of this decision. At the end of this period the use hereby permitted shall cease, all caravans, buildings, structures, materials and equipment brought onto, or erected on the land, or works undertaken to it in connection with the use shall be removed, and the land restored to its condition before the development took place.	Add also Submission of Further Details condition with a requirement for a scheme to be submitted specifying the condition of land before the development took place and the works necessary to restore the land to that condition, or some other state as agreed with the local planning authority, and the time period within which the restoration works must be undertaken.
Gypsy - siting of caravans (163)	No caravan shall be brought onto the site until details of its intended siting shall have been submitted to and approved in writing by the local planning authority. The caravan(s) shall only be positioned in the approved location(s).	No Entry
Gypsy - siting of caravans (plan no.) (164)	The caravan(s) shall be sited in accordance with plan no. [**].	Where development has already taken place and there are no (acceptable) plan- based details of siting, use a condition based on the one for the Submission of Further Details Where Development has Begun
Gypsy - number and type of caravans (165)	No more than [**] caravan(s), as defined in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968 as amended (of which no more than [**] shall be [a] static caravan(s)) shall be stationed on the site at any time.	No Entry
Gypsy - pitches, number and type of caravans (166)	There shall be no more than [**] pitches on the site and on each of the [**] pitches hereby approved no more than [**] caravan(s), shall be stationed at any time, of which only [**] caravan(s) shall be [a] static caravan(s).	No Entry

Gypsy - caravans (movement onto public highway) (167)	Any caravans positioned on the site shall be capable of being lawfully moved on the public highway, without division into separate parts.	Use this condition if no static caravans are to be allowed
Gypsy - commercial vehicles (168)	No vehicle over 3.5 [or 7.5] tonnes shall be stationed, parked or stored on this site.	No Entry
Gypsy - commercial vehicles (number) (169)	No more than one commercial vehicle per plot shall be kept on the land for use by the occupiers of the caravans hereby permitted, and it shall not exceed 3.5 [or 7.5] tonnes in weight.	No Entry
Gypsy - industrial/commercial (none) (170)	No commercial activities shall take place on the land, including the storage of materials.	No Entry
Gypsy - industrial/commercial (as specified) (171)	No commercial activities shall take place on the land, including the storage of materials, except in the area shown on plan no. [**] and no materials shall be stored above a height of [**] metres. No burning of materials shall take place on the land and no commercial activities shall take place outside the hours of [**] to [**] Monday - Saturday and not at any time on Sundays [or on Bank or Public Holidays].	No Entry
Gypsy - submission of further details where the use has not begun (172)	No development shall take place until details of [the siting and materials of the proposed access/landscaping/utility block] shall have been submitted to and approved in writing by the local planning authority. These details shall include an implementation programme. The development shall be carried out in accordance with the approved details.	No Entry

<p>Gypsy - site restoration scheme (temporary or personal permissions) where use has not begun (173)</p>	<p>No development shall take place until details of a scheme to restore the land to its condition before the development took place (or such other restoration as agreed in writing by the local planning authority) at the end of the period for which planning permission is granted for the use [or the site is occupied by those permitted to do so] shall have been submitted to and approved in writing by the local planning authority. These details shall include an implementation programme. The restoration works shall be carried out in accordance with the approved details.</p>	<p>No Entry</p>
<p>Gypsy - submission of further details where the use has begun (retrospective) (174)</p>	<p>The use hereby permitted shall cease and all caravans, structures, equipment and materials brought onto the land for the purposes of such use shall be removed within [**] days of the date of failure to meet any one of the requirements set out in i) to iv) below:</p> <p><listi>Within [e.g. 3] months of the date of this decision a scheme for [insert any matters which need to be covered by the condition, e.g.: the means of foul and surface water drainage of the site; proposed and existing external lighting on the boundary of and within the site; improved visibility splays at the site access; the internal layout of the site, including the siting of caravans, plots, hardstanding, access roads, parking and amenity areas; tree, hedge and shrub planting and where appropriate earth mounding including details of species, plant sizes and proposed numbers and densities; the restoration of the site to its condition before the development took place, (or as otherwise agreed in writing by the local planning authority) at the end of the period for which planning permission is granted for the use, or the site is occupied by those permitted to do so, as appropriate] (hereafter referred to as the site development scheme) shall have been submitted for the written approval of the local planning authority and the scheme shall include a timetable for its implementation.</p> <p><listi>If within [e.g. 11] months of the date of this decision the local planning authority refuse to approve the scheme or fail to give a decision within the prescribed period, an appeal shall have been</p>	<p>Also use the corresponding paragraph from the 'Conditions' section in the Training Manual which should be inserted into the decision as an explanation as to the reasoning and effect of the condition in each case. Also use condition 175 if required.</p>

	<p>made to, and accepted as validly made by, the Secretary of State.</p> <p><listi>If an appeal is made in pursuance of ii) above, that appeal shall have been finally determined and the submitted scheme shall have been approved by the Secretary of State.</p> <p><listi>The approved scheme shall have been carried out and completed in accordance with the approved timetable.</p> <p><listnonumber>Upon implementation of the approved [scheme] specified in this condition, that [scheme] shall thereafter [be maintained/retained/remain in use].</p> <p><listnonumber>In the event of a legal challenge to this decision, or to a decision made pursuant to the procedure set out in this condition, the operation of the time limits specified in this condition will be suspended until that legal challenge has been finally determined.</p>	
Gypsy - maintenance of planting where the use has begun (175)	<p>At the same time as the site development scheme required by condition [**] above is submitted to the local planning authority there shall be submitted a schedule of maintenance for a period of [5] years of the proposed planting beginning at the completion of the final phase of implementation as required by that condition. The schedule shall make provision for the replacement, in the same position, of any tree, hedge or shrub that is removed, uprooted or destroyed or dies within 5 years of planting or, in the opinion of the local planning authority, becomes seriously damaged or defective, with another of the same species and size as that originally planted. The maintenance shall be carried out in accordance with the approved schedule.</p>	Use with condition 174 if required

Gypsy – permitted development restrictions (176)	Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any other order revoking and re-enacting that order with or without modifications), no sheds or amenity/utility buildings, or other buildings or structures, walls, fences or other means of enclosure other than those shown on the approved plans [or those approved under condition [**] above] shall be erected on the site unless details of their size, materials and location shall have previously been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.	No Entry
Balcony - restriction on use (177)	The roof area of the extension hereby permitted shall not be used as a balcony, roof garden or similar amenity area.	No Entry
Floodlighting (178)	Details of any floodlighting shall be submitted to and approved in writing by the local planning authority before [the use hereby permitted takes place] [and] [the building(s) is/are occupied]. Development shall be carried out in accordance with the approved details.	No Entry
Transit sites or pitches – period of occupancy (179)	No caravan or person occupying the transit site or pitches hereby permitted shall remain on the site / any one of those pitches for a continuous period of more than three* months. Having vacated the site no caravan or person shall return to reside overnight on the site / any of the transit pitches until a minimum period of [three*] months has elapsed. [* or any such time as considered appropriate]	
Transit sites or pitches – register of occupancy (180)	A register of occupancy of the transit site / pitches, to include details of motor vehicle registration numbers, the type, number and ownership of all caravans, the names of all occupiers and their arrival and departure dates, shall be kept by the site manager and shall be made available at all reasonable times for inspection by officers of the local planning authority.	

Additional conditions that are not available as part of DRDS V9.1.

Short Description	Condition	Notes
Housing Standards – Water efficiency and access	The dwelling(s) shall not be occupied until the Building Regulations Optional requirement [x] has been complied with.	See section on Housing Standards in the “ Conditions ” chapter of the Training Manual.
Housing Standards - Space standard	The dwelling(s) shall not be occupied until the nationally described space standard [ref] has been complied with and the details of compliance provided to the local planning authority.	See section on Housing Standards in the “ Conditions ” chapter of the Training Manual.
Housing Standards - Energy performance	The dwelling(s) shall not be occupied until the relevant requirements of level of energy performance equivalent to ENE1 level 4 of the Code for Sustainable Home have been met and the details of compliance provided to the local planning authority.	See section on Housing Standards in the “ Conditions ” chapter of the Training Manual.