

Applicant's suggested conditions

It is best practice for a local planning authority to agree proposed conditions with an applicant before a decision is taken, and as early in the planning application process as possible. It is equally open to both the local planning authority and the applicant to initiate discussions about conditions. Agreeing conditions early is beneficial to all parties involved in the process. It can increase the certainty of what is proposed and how it is to be controlled, including highlighting any condition requirements that may impact on the implementation of the development.

*It is a requirement from 1 October 2018 that pre-commencement conditions may not be imposed without the written agreement of the applicant. **NPPG Paragraph: 019 Reference ID: 21a-019-20180615***

*Model conditions can improve the efficiency of the planning process. Such conditions should not be applied in a rigid way and without regard to whether the 6 tests will be met. It is recommended that local planning authorities use national model conditions where appropriate in the interests of maintaining consistency. (See also Appendix A of Circular 11/95: the use of conditions in planning permission.) **NPPG Paragraph: 021 Reference ID: 21b-021-20180615***

The following conditions are suggested in accordance with the PPG quoted

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
2. The development hereby approved shall be carried out in accordance with the following approved plans and statements :
Site Location Plan SP01
Existing Site Layout (TOPO) 01509 SPO3
Block Plan 01509 SPO2
Proposed Site Layout and Hard Landscaping Plan 01509 PL01A.
Floor Layout and Elevations Plan 01509 PL02A.
Supporting Statement dated April 2019
Supplementary Drainage Statement dated 20 June 2019
Supplementary Construction Management/Delivery Statement dated 20 June 2019
3. No dwelling shall be occupied until the approved development has been completed in accordance with condition 2.