

# MODEL CONDITIONS

## INTRODUCTION-

The model conditions set out in this document are designed to assist planning officers to deal with planning applications in an efficient and consistent way. They cover most of the circumstances where conditions will be needed. However, they will not be appropriate in every scenario and other non-standard conditions may be required, or amendments to the wording of the model conditions.

Many of the conditions require text to be inserted, or include options, depending on the circumstances of the case. Pre-commencement conditions are included, and the agreement of the applicant must be sought before using these. Where appropriate, options for non pre-commencement or pre-commencement are also included. The non pre-commencement condition option should be used wherever possible.

## NPPF Guidance on use of conditions

57. Planning conditions should be kept to a minimum and only imposed where they are **necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects**. Agreeing conditions early is beneficial to all parties involved in the process and can speed up decision- making. Conditions that are required to be discharged before development commences should be avoided, unless there is a clear justification

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**DETAILS/COMMENCEMENT/APPROVED PLANS ETC****DET1D (Development to accord with approved plans)**

The permission relates to the following details

Approved plans; Drg nos 1, 2, 3 rev a

Supporting Reports; Design and Access Statement etc

Reason; to provide clarity to the permission and to comply with policy 14 of the Local Plan.

**DET1E (Advertisement to accord with approved plans)**

The advertisement hereby approved shall be carried out in accordance with the terms of the submitted application and as shown on ^IN; except where amended by other conditions of this consent or subsequently otherwise approved in writing by the Local Planning Authority. (To define the terms of the consent and in accordance with policy 20 of the Local Plan).

**DET2B (Time limit - full applications)**

The development hereby permitted shall be begun within three years of the date of this permission (to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended)).

**DET3B (Time limit - outline applications)**

Applications for the approval of reserved matters shall be made to the Local Planning Authority within three years of the date of this permission and the development hereby permitted shall be begun within 2 years of the date of the last of the reserved matters to be approved, (to comply with the provisions of Section 92 of the Town and Country Planning Act 1990 (as amended)).

**DET3C (Time limit - outline applications – city centre)**

Applications for the approval of reserved matters shall be made to the Local Planning Authority within two years of the date of this permission and the development hereby permitted shall be begun within 2 years of the date of the last of the reserved matters to be approved, (to comply with the provisions of Section 92 of the Town and Country Planning Act 1990 (as amended)).

**DET4C (Reserved Matters)**

Before the development begins approval of the reserved matters, i.e.

- (a) layout,
- (b) scale,
- (c) appearance,
- (d) access,
- (e) landscaping,

shall be obtained in writing from the Local Planning Authority, and the development shall be carried out as approved (in order that the Local Planning Authority may be satisfied as to the details of the development and to comply with s.92 of the Town and Country Planning Act 1990 (as amended)).

**DET5B – (Reserved matters – implementation)**

The development hereby permitted shall be begun not later than the expiration of two years from the final approval of the reserved matters, (or in the case of approval on different dates, the final approval of the last such matter to be approved). (To comply with the provisions of Section 92 of the Town and Country Planning Act 1990 (as amended)).

**DET6 (S73 time limit)**

The development hereby permitted shall be begun before (insert date 3 yrs from original permission) (to comply with the provisions of Section 73 of the Town and Country Planning Act 1990 (as amended)).

**DESIGN****DES1C Details of external materials/surfaces**

(a) No development shall commence until details of all external materials (including surface materials of all roads, footpaths and hard landscaped areas) to be used in the development have been submitted to and approved in writing by the Local Planning Authority.

OR

(b) Prior to commencement of ... (insert details) details of all external materials (including surface materials of all roads, footpaths and hard landscaped areas) to be used in the development shall be submitted to and approved in writing by the Local Planning Authority.

Samples shall only be submitted if requested. The development shall be carried out as approved. ((c) A pre-commencement condition is necessary) to ensure the materials to be used are in the interests of visual amenity and comply with policy 14/16 of the Local Plan.

**DES4B (Ground levels)**

No development shall commence until details of existing and proposed ground levels on the site and finished floor levels of buildings have been submitted to and approved in writing by the Local Planning Authority. The information shall be presented in the form of cross sections through the site and adjoining land. The development shall be carried out as approved. A pre-commencement condition is necessary to ensure that changes to ground levels are appropriate (in the interests of [(a) visual] [and] [(b) residential amenity and to comply with policy 14 of the Local Plan).

**DES5C (Scale plans)**

No development shall commence until plans to a scale of not less than [1:...] showing [...] have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and thereafter retained as approved. A pre-commencement condition is necessary to ensure the details of the proposal can be fully assessed before they are implemented to ensure a satisfactory quality of development which complies with policy 14 of the Local Plan.

**DES6B (Recessed fascias)**

Provision shall be made to allow [(a) sign boxes] [and] [(b) security equipment] to be recessed behind the shop fascia panels. (c) No development shall commence until

OR

(d) The shop front shall not be installed until details have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out as approved. In the interests of visual amenity and to comply with policy 19 of the Local Plan. [(e) A pre-commencement condition is required to ensure the details are of a suitable design].

**DES7A (Roller Shutters)**

The roller shutters hereby approved shall be of a [perforated design and in a colour to be approved in writing by the Local Planning Authority before the shutters are installed (in the interests of visual amenity and to comply with policy 19 of the Local Plan).

**DES8A (No meter boxes/letter boxes)**

(use letter boxes for flats only, if appropriate)

No [(a) meter boxes [and] (b) letter boxes] shall be located on the [(c) front] [and] [(d) side] elevation of the building without the prior written approval of their location by the Local Planning Authority (in the interests of visual amenity and to comply with policy 14 of the Local Plan).

**DES9 (No mechanical raking of walls)**

No mechanical means of raking or re-routing mortar joints should be undertaken, unless specified on the approved plans, or unless agreed beforehand in writing with the Local Planning Authority. To protect the historic environment in accordance with Local Plan Policy 16.

## **HIGHWAYS**

### **H1B (Access before building/use)**

The (a) building(s) hereby approved shall not be occupied (b) use(s) hereby approved shall not commence until a means of vehicular access to serve it has been constructed in accordance with (c) the approved plans (d) a scheme to be submitted to and approved in writing by the Local Planning Authority. In the interests of amenity and public safety and to comply with policy 26 of the Local Plan. [(e) A pre-commencement condition is required to ensure the access details are of a suitable design].

### **H2A (Access and parking for housing layouts)**

No dwelling shall be occupied until the (a) access and/or (b) driveway to it and the parking and garaging facilities associated with it have been constructed in accordance with the approved plans. The access, parking and garaging facilities shall thereafter be retained in their entirety for such use (in the interests of residential amenity and public safety and to comply with policy 26 of the Local Plan).

### **H3B (Pedestrian/Cycle Access)**

The building shall not be occupied until a means of access for pedestrians and cyclists has been constructed in accordance with [(a) the approved plans] [(b) a scheme to be submitted to and approved by the Local Planning Authority]. The access shall thereafter be retained (to ensure suitable access is available to enable and encourage pedestrian and cycle access and to comply with policies 25 and 26 of the Local Plan).

### **H4A (Access Point)**

Vehicular access shall be taken from [.....] only (in the interests of (a) public safety and/or (b) residential amenity and to comply with policies 14 and 26 of the Local Plan)

### **H5A (Protect Visibility Splay - Pedestrians)**

No part of any hedge, wall, fence, vegetation, building or other structure for a distance of [...]m on either side of the access shall at any time exceed [...]mm in height above the level of the adjoining footway in the visibility splay shown [(a) on the approved plan] [(b) on the plan numbered ... attached to this decision] (in the interests of public safety and to comply with policy 26 of the Local Plan).

### **H6C (Protect Visibility Splay)**

The existing wall, hedge or fence shall for a distance of [ ... ] on either side of the access be lowered to and at no time be allowed to exceed 1.05m in height above the level of the adjoining carriageway, (b) and nothing shall at any time be erected, planted, retained or allowed to grow over 1.05m in height above the level of the adjoining highway in the area of land shown coloured [...] on the

attached plan. (In the interests of public safety and to comply with policy26 of the Local Plan).

### **H7B (Residential parking permit restriction)**

Residents shall not be eligible for on-street residential parking permits in the city centre (to ensure there is no loss of visitor and business on-street spaces and to comply with Policy 32 of the Local Plan).

### **H8C (Parking before building/use)**

The [(a) building(s) hereby approved shall not be occupied] [(b) uses(s) hereby approved shall not commence] until a [(c)secure] vehicle parking area has been provided in accordance with [(d) the approved plans] [(e) a scheme to be submitted to and approved in writing by the Local Planning Authority]. The vehicle parking area shall be retained in its entirety for such use. In the interests of [(f) minimising the opportunity for crime,] amenity, and public safety and to comply with policy26 of the Local Plan). [(g) A pre-commencement condition is required to ensure the parking details are of a suitable design].

### **H9C (Cycle parking)**

The [(a) building(s) hereby approved shall not be occupied] [(b) use(s) approved shall not commence] until [(c) secure] cycle parking facilities have been provided in accordance with [(d) the approved plans] [(e) a scheme to be submitted to and approved in writing by the Local Planning Authority]. The cycle parking shall subsequently be retained in its entirety for such use. In order to ensure adequate secure provision for cyclists and to comply with policies 25 and 36 of the Local Plan). [(f) A pre-commencement condition is required to ensure the cycle parking details are of a suitable design].

### **H10B (Motor Cycle Moped and Scooter Parking)**

The [(a) building(s) hereby approved shall not be occupied] [(b) use(s) approved shall not commence] until parking facilities for motor cycles, mopeds and scooters have been provided in accordance with [(c) the approved plans] [(d) a scheme to be submitted to and approved in writing by the Local Planning Authority]. The parking facilities shall subsequently be retained in their entirety for such use. In order to ensure adequate provision for motor cyclists and to comply with policy 36 of the Local Plan). [(e) A pre-commencement condition is required to ensure the motor cycle parking details are of a suitable design].

### **H11B (Retention of Parking)**

The use hereby approved shall cease [(a) immediately] [(b) within ... months] if the approved parking area becomes unavailable for that use, unless alternative parking is made available in accordance with details to be submitted to and approved by the Local Planning authority prior to the loss of the alternative parking. The alternative parking shall thereafter be retained at all times (to avoid on street parking and to comply with policy 32 of the Local Plan).

### **H12A (Servicing/Turning Area)**

In accordance with [(a) the approved plans] [(b) a scheme to be submitted to and approved in advance by the Local Planning Authority] provision shall be made and retained within the site at all times for the parking, loading and unloading of vehicles and for vehicles to turn so that they may enter and leave the site in forward gear (in the interests of public safety and to comply with policy 26 of the Local Plan).

### **H13B (Forecourt Barriers)**

The [(a) building(s) hereby approved shall not be occupied] [(b) use(s) hereby approved shall not commence] until railings or other barriers, details of which have been submitted to and approved in writing by the Local Planning Authority, have been erected around the front forecourt of the premises. The barriers/railings shall thereafter be retained. To prevent forecourt parking in the interests of public safety and to comply with policy 26 of the Local Plan). [(c) A pre-commencement condition is required to ensure the barriers are of a suitable design].

## **ESTATE ROADS**

### **H14D (Estate Roads)**

(a) No development shall commence until a programme for the completion of the access road and footpaths to an adoptable standard, including the timescales for any interim surface treatments, has been submitted to and approved by the Local Planning Authority. No building shall be occupied until that part of the estate road and footpaths serving it have been constructed up to and including base course level between the dwelling and the public highway and been adequately lit. Street lighting shall be to the standard specified in Hull City Council's Street Lighting Design Guide and Specification for New Developers. The wearing course of the estate road and footpath shall then be completed in accordance with the approved programme. To ensure the early completion of the access road and an adequate standard of access to occupied buildings and to comply with policy 26 of the Local Plan. A pre-commencement condition is required to ensure an appropriate timetable for completion of the road is agreed.

### **H15B (Estate Road and Junction)**

(a) No development shall commence until details of the estate road and the junction between the proposed road and the existing public highway, including visibility splays, have been approved in writing by the Local Planning Authority;  
OR

(b) Prior to commencement of ... (insert details) details of the estate road and the junction between the proposed road and the existing public highway, including visibility splays, shall be approved in writing by the Local Planning Authority; no building(s) shall be occupied until the junction has been constructed in accordance with the approved details. ((c) A pre-commencement condition is required) to ensure suitable access to the development from the public highway and to comply with policy 26 of the Local Plan.

### **H16C (Traffic Calming)**

(a) No development shall commence until details of a scheme to provide traffic calming measures (including details of any surfacing materials) and including a programme for their implementation has been submitted to and approved in writing by the Local Planning Authority.

OR

(b) Prior to commencement of ... (insert details) details of a scheme to provide traffic calming measures (including details of any surfacing materials) and including a programme for their implementation shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented in full in accordance with the approved timetable and thereafter retained at all times. ((c) A pre-commencement condition is required) to ensure suitable measures are agreed in the interests of public safety and to comply with policy 26 of the Local Plan.

### **H17A (Turning Area)**

Details of an area within the site for the manoeuvring and turning of *all* vehicles *which will use the site* shall be submitted to and approved in writing by the Local Planning Authority. *The details shall include vehicle type and size (including refuse collection vehicles)*. The approved details shall then be carried out before the development is brought into use and thereafter retained at all times (in the interests of amenity and public safety and to comply with policy 26 of the Local Plan).

### **H18A (Access Roads - Amendments)**

The access roads shall be laid out as shown on the approved plans, but subject to the amendments shown coloured [...] on the attached drawing numbered [...] (to ensure a satisfactory layout in the interests of public safety and to comply with policy 26 of the Local Plan).

### **H19C (Road Junction - Construction Traffic)**

Unless otherwise agreed by the Local Planning Authority, no works shall commence until an access road for construction traffic [(a) junction with] [(b) connection with] [...] (including visibility splays) has been constructed to at least base course level in accordance with (c) the approved plans (d) a scheme to be submitted to and approved by the Local Planning Authority. A pre-commencement condition is required to ensure suitable and safe access arrangements during construction and to comply with policy 26 of the Local Plan.

### **H20A (No Open Storage)**

At no time shall any part of the vehicle parking, servicing, or manoeuvring areas shown on the approved plans be used for the open storage of goods, machinery or equipment (in order to ensure the availability of parking, servicing, and manoeuvring space within the site and to comply with policy 26 of the Local Plan).

### **H21A (Protection of Services)**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) 1995 or any subsequent revocation or re-enactment of that Order, no development shall take place within any service strip adjacent to any A4 shared surface road and any planting or landscaping within the service strip shall be of species agreed in writing by the Local Planning Authority prior to planting (to protect the services within the service strips and to comply with policy 26 of the Local Plan).

**H22A (Parking for Specified Use)**

The car, cycle and motorcycle parking shall be retained for use with the [(a) residential (b) commercial] use hereby approved and shall at no time be used to provide parking facilities for persons not occupying or using the approved use. The parking area shall be kept available for customers. (In the interests of amenity and public safety and to comply with policy 26 of the Local Plan).

**NATURAL ENVIRONMENT INCLUDING BIODIVERSITY NET GAIN (BNG)**

(BNG National Condition and BNG2 Required on all BNG liable permissions)

**BNG1 - BNG National Condition**

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for this development is deemed to have been granted subject to the condition “(the biodiversity gain condition)” that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Hull City Council.

**BNG2 - Biodiversity Gain Plan**

The Biodiversity Gain Plan shall be prepared in accordance with the [ ] dated [ ] and prepared by [ ]. To ensure the development delivers a biodiversity net gain in accordance with Schedule 7A of the Town and Country Planning Act 1990 and policy 44 of the Local Plan.

**BNG3 - Habitat Management and Monitoring Plan (HMMP)**

Prior to commencement of the development hereby permitted a Habitat Management and Monitoring Plan (HMMP) shall be submitted to and approved in writing by the Local Planning Authority. The HMMP shall be compiled by a suitably qualified ecologist and should detail how wildlife enhancements and habitats are to be created, enhanced, managed, and maintained; cross referenced to the BNG metric completed by xxxxxxx. The content of the HMMP shall cover all off-site landscape and habitats and include the following:

- a) Ecological trends and constraints on site that might influence management.
- b) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;
- c) Appropriate management options for achieving aims and objectives.
- d) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development;
- e) the roles and responsibilities of the people or organisation(s) delivering the HMMP;
- f) the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority.
- g) Schedule for reporting findings to the Local Planning Authority.

The HMMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the HMMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The results of the monitoring must be submitted to the Local Planning Authority for written approval in years 1, 2, 3, 5, 10,15, 20 and 30; biodiversity reconciliation calculations should be provided at each stage. The HMMP must be fully implemented as approved in accordance with the agreed timescales.

A HMMP is required to ensure delivery of biodiversity gains in accordance with the requirements of Schedule 7A to the Town and Country Planning Act 1990, the NPPF and policy 44 of the Hull Local Plan

#### **BNG4 - Landscape and Ecological Management Plan (LEMP)**

Prior to commencement of the development hereby permitted a Landscape and Ecological Management Plan (LEMP) shall be submitted to and approved in writing by the Local Planning Authority. The LEMP shall be compiled by a suitably qualified ecologist and should detail how onsite biodiversity gains are going to be achieved, including targeted condition criteria, managed, and maintained; cross referenced to how this will enable the Biodiversity Gain Plan to be achieved. The content of the LEMP shall cover all onsite landscape and habitats and include the following:

- a) Description and evaluation of features to be managed.
- b) Ecological trends and constraints on site that might influence management.
- c) Aims and objectives of management.
- d) Appropriate management options for achieving aims and objectives.
- e) Prescriptions for management actions.
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period followed by five yearly reviews to cover a thirty-year period).
- g) Details of the body or organisation responsible for implementation of the plan.
- h) Ongoing monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed, and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The LEMP must be fully implemented as approved in accordance with the agreed timescales. To ensure delivery of biodiversity gains in accordance with the requirements of Schedule 7A to the Town and Country Planning Act 1990, the NPPF and policy 44 of the Hull Local Plan.

**NE1D (Landscaping Scheme)**

(i)(a) No development shall commence until a landscaping scheme with full details of both hard and soft landscape works has been submitted to and approved in writing by the Local Planning Authority.

OR

(b) Prior to commencement of ... (insert details) a landscaping scheme with full details of both hard and soft landscape works shall be submitted to and approved in writing by the Local Planning Authority.

The scheme shall show all existing trees and hedgerows on the site and details of any to be retained; measures for their protection in the course of development; and details of the species, size at planting, numbers, densities, location and proposed timing of new planting.

ii) [(c) The use hereby approved shall not commence] [(d) The building(s) hereby approved shall not be occupied] until the hard landscaping works have been carried out in accordance with the approved details. All planting, seeding or turfing comprised in the approved details of the landscaping shall be carried out in the first planting season following the commencement of the development unless an alternative phasing scheme has been approved by the Local Planning Authority. Any trees or plants which die, are removed or become seriously damaged or diseased within a period of 5 years from the implementation of the landscaping scheme, shall be replaced in the next planting season with others of similar size and species. ((e) A pre-commencement condition is necessary) to ensure the landscaping details are in the interests of environmental improvement and to comply with policy 43 of the Local Plan.

**NE3C (Tree and Hedge Protection)**

A scheme for the protection during the period of construction of all those trees and hedgerows which are to be retained shall be submitted to and approved by the Local Planning Authority before any materials, machinery or buildings are brought onto the site, or any building or engineering operations commence on the site. The scheme shall include:

(a) a plan showing the location of and allocating a reference number to each existing tree on the site which has a stem with a diameter exceeding 75mm measured over the bark at a point 1.5 metres above ground level, showing which trees are to be retained and the crown spread of each retained tree;

(b) details of the species, diameter (measured in accordance with paragraph (a) above), and the approximate height, and an assessment of the general state of health and stability of each retained tree and of each tree which is on land adjacent to the site and to which paragraphs (c) and (d) below apply;

(c) details of any proposed topping or lopping of any retained tree, or of any tree on land adjacent to the boundaries of the site;

(d) details of any proposed alterations in existing ground levels, and of the position of any proposed excavation within the crown spread of any retained tree or of any tree on land adjacent to the boundaries of the site;

(e) details of the specification and position of fencing and of any other measures to be taken for the protection of any retained tree from damage before or during the course of development.

No retained tree shall be cut down, uprooted, destroyed, topped or lopped unless approved in advance by the Local Planning Authority. If any retained tree is removed, uprooted or destroyed or dies, two new trees shall be planted in a location to be agreed by the Local Planning Authority those trees shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development. The fencing shall be retained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority. In the interests of environmental protection and to comply with policies 43 and 44 of the Local Plan. A pre-commencement condition is required to ensure that agreed measures are in place before works commence in order to prevent damage to trees on the site.

#### **NE4B (Tree Planting)**

(a) No development shall commence until a scheme for planting trees on the site has been submitted to and approved by the Local Planning Authority;

OR

(b) Prior to commencement of ... (insert details) a scheme for planting trees on the site shall be submitted to and approved by the Local Planning Authority; for housing developments three new trees of native species will be required to be planted for each new dwelling; the approved scheme shall include details of species, size at planting, numbers, and location of new planting; the scheme shall be carried out in the first planting season following commencement of the development unless otherwise agreed by the Local Planning Authority. ((c) A pre-commencement condition is required) to ensure adequate provision is made for the planting of trees in accordance with the duty imposed on local planning authorities under Section 197 of the Town and Country Planning Act 1990, and to comply with policy 45 of the Local Plan.

**NE6B (Replacement of trees within the Highway)**

Any tree within the highway that is removed for this development shall be replaced before [(a) any of the dwellings are occupied] [(b) the access is brought into use]. Approval of the size species and location of the replacements must be obtained in writing from the Local Planning Authority in advance (to compensate for the loss of trees and to comply with policy 45 of the Local Plan).

**NE7C (Mounding)**

(a) No development shall commence until details of any earthworks have been submitted to and approved in writing by the Local Planning Authority, including any proposed fencing or planting proposed within the earthworks.

OR

(b) Prior to commencement of ... (insert details) details of any earthworks, including any proposed fencing or planting proposed within the earthworks, shall be submitted to and approved in writing by the Local Planning Authority. These details shall include the proposed grading and mounding of the site including the levels and contours to be formed and the relationship of the proposed earthworks to the surrounding landform. The development shall be carried out and retained as approved. In the interests of amenity and to comply with policy 14 of the Local Plan. (c) A pre-commencement condition is required to ensure the mounding is of a suitable design.

**NE8C (Urban Greenspace and Children's Playspace)**

Urban greenspace and children's playspace shall be laid out and provided with play equipment in accordance with details which have been submitted to and approved in writing by the Local Planning Authority prior to development commencing. They shall be made available for use in accordance with a phased scheme of provision, approved in advance by the Local Planning Authority. The urban greenspace and playspace shall be provided in the form of an area of urban greenspace within the site to a standard of 60 sq m of greenspace per dwelling unit and additionally 3 sq m of equipped playspace per child bedspace within the site, in locations on the site approved by the Local Planning Authority. To ensure adequate provision of open space and children's playspace, and to comply with policy 42 of the Local Plan. A pre-commencement condition is required to assess the details of proposed greenspace and playspace in relation to the site layout.

**NE9B (Landscape Management Plan)**

(a) No development shall commence until a landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than domestic gardens, has been submitted to and approved by the Local Planning Authority.

OR

(b) Prior to commencement of ... (insert details) a landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than domestic

gardens, shall be submitted to and approved by the Local Planning Authority. The landscape management plan shall be carried out as approved. ((c) A pre-commencement condition is required) to ensure management plans are agreed at an early stage in order to ensure landscaped areas are maintained to a suitable standard, and to comply with policy 43 of the Local Plan)

### **NE10B (Schedule of Landscape Management)**

(a) No development shall commence until a schedule of landscape maintenance for a minimum period of 10 years has been submitted to and approved in writing by the Local Planning Authority.

OR

(b) Prior to commencement of ... (insert details) a schedule of landscape maintenance for a minimum period of 10 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. ((c) A pre-commencement condition is required) to ensure maintenance is agreed at an early stage in order to ensure landscaped areas are maintained to a suitable standard, and to comply with policy 43 of the Local Plan.

### **NE11B (Habitat/species protection)**

No development shall commence until an ecological survey has been carried out by an appropriately qualified person and a report on the survey shall be submitted to and approved in writing by the Local Planning Authority. The report shall include:

1. an assessment of the ecological value of the site and the natural features, wildlife and habitats affected by the development;
2. an assessment of the potential effects on the identified features, wildlife and habitats; and
3. details of any necessary mitigation measures, including, where appropriate, the integration of habitats and natural features into the development.

The development shall be carried out in accordance with the approved report. A pre-commencement condition is required to ensure any required mitigation measures are agreed at an early stage in the interests of environmental protection and to comply with policy 44 of the Local Plan.

### **NE12 (Compliance with ecology survey)**

The development permitted by this planning permission shall only be carried out in accordance with the approved Ecological Survey by ##### ref: ##### and the following mitigation measures detailed within the survey:

- a.
- b.
- c.

The mitigation measures shall be fully implemented prior to the use commencing / occupation of the building and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning

authority (in the interests of environmental protection and to comply with policy 44 of the Local Plan).

### **NE13 - Ecological Enhancement and Management Plan (EEMP)**

Prior to development commencing an Ecological Enhancement and Management Plan (EEMP) shall be submitted for written approval to the Local Planning Authority. The EEMP shall detail measures to secure ecological measures within the development. The EEMP should include a scale map showing the location and details of:

- a) Soft landscaping specification including size at planting, planting methods, establishment and monitoring details, remediation measures and timings for delivery;
- b) The specification and location of 1 integrated bat or bird box to be incorporated within the development, in a suitable location;
- c) Planting locations, species and sizes for trees;
- d) Lighting details avoiding illumination of biodiversity features;
- e) Fences and other boundary treatments on development sites should have holes of at least 13cm diameter to allow the passage of hedgehogs and other small mammals, reptiles, and amphibians, where possible;
- f) Create and establish green/brown roofs on new buildings where possible;
- g) Provide bee bricks built into developments;
- h) Creation of wildflower areas where possible;
- i) Persons responsible for the implementation of the EEMP;
- j) A timetable for the delivery of the submitted details;

The EEMP must deliver enhancements and management in line with most recent national requirements and should be evidenced through use of the Defra Biodiversity Metric. The plan will be implemented in accordance with the approved details and maintained in perpetuity unless agreed otherwise in writing with the Local Planning Authority. A pre-commencement condition is required in the interests of protecting and enhancing biodiversity and ecology, and to comply with policies 44 and 45 of the Hull Local Plan, the National Planning Policy Framework (NPPF), the Natural Environment and Rural Communities Act (2006) and the Wildlife and Countryside Act (1981 as amended).

**PLAY AREAS**

**PLAY1C (Play Area and play equipment)**

(a) No development shall commence until details of the layout of the play area and of play equipment, surfacing and fencing, has been submitted to and approved in writing by the Local Planning Authority.

OR

(b) Prior to commencement of ... (insert details) details of the layout of the play area and of play equipment, surfacing and fencing, shall be submitted to and approved in writing by the Local Planning Authority. The approved details

shall be implemented in full in accordance with a phased scheme of provision, approved in advance by the Local Planning Authority, and thereafter retained.

((c) A pre-commencement condition is required) to secure the satisfactory provision of the play area, and to comply with policy 42 of the Local Plan.

**MEANS OF ENCLOSURE****ENCL1C (Means of Enclosure Required)**

(a) No development shall commence until details of a scheme to provide a means of enclosure for the site has been submitted to and approved in writing by the Local Planning Authority.

OR

(b) Prior to commencement of ... (insert details) a scheme to provide a means of enclosure for the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the positions, design, and material of any walls, fences or other means of enclosure to be erected. The approved means of enclosure shall be installed before [(c) the occupation of the building] [(d) the use of the site] commences and thereafter retained. In the interests of [(e) visual] [and] [(f) residential amenity, and to comply with policy 14 of the Local Plan. [(g) A pre-commencement condition is required to ensure the enclosure details are of a suitable design].

**ENCL2C (Enclosure Details - Optional)**

(a) No development shall commence until details of the position, design, materials of any walls, fences or other means of enclosure to be used in the development has been submitted to and approved in writing by the Local Planning Authority, and any means of enclosure which is installed shall comply with the approved details.

OR

(b) Prior to commencement of ... (insert details) details of the position, design, materials of any walls, fences or other means of enclosure to be used in the development shall be submitted to and approved in writing by the Local Planning Authority, and any means of enclosure which is installed shall comply with the approved details.

In the interests of (c) visual [and] (d) residential amenity and to comply with policy 14 of the Local Plan. [(e) A pre-commencement condition is required to ensure the enclosure details are of a suitable design].

**ENCL3B (Specified Means of Enclosure for Site)**

The site shall be enclosed by a \*\*\*\*\* before the [(a) building is brought into use][(b) use commences]and this means of enclosure shall thereafter be retained. In the interests of (c) visual [and] (d) residential amenity and to comply with policy 14 of the Local Plan. [(e) A pre-commencement condition is required to ensure the enclosure details are of a suitable design].

**ENCL4B (Means of Enclosure for Specified Boundary)**

The \*\*\*\*\* boundary(ies) shall be enclosed by a \*\*\*\*\* before the[(a) building is brought into use][(b) use commences] and this means of enclosure shall thereafter be retained. In the interests of (c) visual [and] (d) residential amenity and to comply with policy 14 of the Local Plan. [(e) A pre-commencement condition is required to ensure the enclosure details are of a suitable design].

**ENCL5A (Means of Enclosure for Specified Plots)**

Before the dwelling on each of the following specified plots is occupied the plot shall be enclosed as follows:

[List plot numbers, relevant boundary, and means of enclosure required]

The means of enclosure specified above shall thereafter be retained (in the interests of (a) visual [and] (b) residential amenity and to comply with policy 14 of the Local Plan).

**ENCL6A (Enclosure Shown on Plans)**

The means of enclosure detailed [(a) on the approved plan] [(b) for plots \*\*\*\*\*] shall be provided before the occupation of the dwelling for which the means of enclosure is proposed (in the interests of (c) visual [and] (d) residential amenity, and to comply with policy 14 of the Local Plan).

**PERMITTED DEVELOPMENT****PD1B (Use Class Restriction)**

The premises shall be used as/for \*\*\*\*\* 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) (because.....and to comply with policy XXX of the Local Plan)

**PD2C (No Windows)**

No windows shall be inserted into the {N/S/E/W/NW/NE/SW/SE} elevation (front/side/rear elevation facing no.\*\*\*\*\*) of the building/extension hereby approved (in the interests of residential amenity and to comply with policy 14 (and/or 22) of the Local Plan).

**PD5B (No Roof Windows)**

No skylights, roof windows or dormer windows shall be installed in the [front/rear/side] roofslope of the building hereby approved (in the interests of residential amenity and to comply with policy 14/16/22 of the Local Plan).

**PD6D (Obscure glazing)**

The window(s) in the {N/S/E/W/NW/NE/SW/SE} elevation (.\*.\*.\*.\*elevation facing no. .\*.\*.\*.\*) of the [(a) building (b) extension (c) conservatory] hereby approved shall at all times be fitted [(d) with obscure glazing (e) with obscure glazing and be non-opening] (in the interests of residential amenity and to comply with policy 14 (and/or22) of the Local Plan).

**PD9B (Roof Balconies)**

The roof area of the extension hereby permitted shall not be used as a balcony, roof garden or similar amenity area (in the interests of residential amenity and to comply with policy 14 (and/or 22) of the Local Plan).

**PD10A (Incineration and Waste)**

The site/premises, in whole or in part, shall not be used for waste transfer, waste disposal or incineration purposes, other than that which is incidental to the primary use of the site/premises (to enable the impacts of those uses to be considered in detail and to comply with policy 23 of the Local Plan).

**PD11A (Adverts - Removal of Existing)**

Before the advertisements hereby approved are displayed the existing [.....] shall be entirely removed and not replaced (to avoid advertisement clutter and to comply with policy 20 of the Local Plan).

**PD12A (Adverts - Partial Refusal of Consent)**

Notwithstanding the proposals submitted, no consent is given for the [.....] [(a) to avoid advertisement clutter] [and] [(b) in the interests of amenity and to comply with policy 20 of the Local Plan]).

**PD12 (No moving images)**

The hereby approved hoarding sign with a digital screen shall display static advertisements/images only, and there shall be no moving or flashing images or visual effects displayed on the digital screen at any time (in the interests of amenity, public safety, and highway safety, and to comply with polices 14, 20, and 26 of the Hull Local Plan)

**PD15 (Display changes – no delay)**

Any changes between advertisements/images displayed on the hereby approved hoarding sign with a digital screen shall occur instantly, with no sequencing, fading, swiping, or merging of advertisements/images (in the interests of amenity, public safety, and highway safety, and to comply with polices 14, 20, and 26 of the Hull Local Plan)

**PD16 (Frequency of display)**

Advertisements/images displayed on the hereby approved hoarding sign with a digital screen shall be changed no more frequently than once every 10 seconds (in the interests of amenity, public safety, and highway safety, and to comply with polices 14, 20, and 26 of the Hull Local Plan)

**PD17 (Level of illumination – night time)**

The maximum night-time (hours of darkness) illuminance level of the hereby approved hoarding sign with a digital screen shall be 300cd/m<sup>2</sup> (in the interests of amenity, public safety, and highway safety, and to comply with polices 14, 20, and 26 of the Hull Local Plan)

**PD18 (Digital screen malfunctions)**

Should any fault or malfunction occur with the hereby approved hoarding sign with a digital screen, the digital screen shall be programmed to default to a blank black screen (in the interests of amenity, public safety, and highway safety, and to comply with polices 14, 20, and 26 of the Hull Local Plan).

**PD13B (conservatory roof)**

The roof of the conservatory hereby approved shall at all times be retained as a clear or translucent glazed or polycarbonate structure to minimise overshadowing and enclosure (in the interests of residential amenity and to comply with policy 14 (and/or22) of the Local Plan).

**PD14B (No extensions or outbuildings)**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended), no extensions or

outbuildings shall at any time be erected in the curtilage of the dwelling hereby approved (in the interests of residential amenity and to comply with policy 14 of the Local Plan).

**TIME RESTRICTIONS****HOOR 1A (Hours of Machinery)**

No machinery shall be operated at the premises between the hours of [...] and [...] [(a) Monday to Saturday inclusive] [(b) or at any time on Sundays or Bank Holidays] (in the interests of residential amenity and to comply with policy 23 of the Local Plan).

**(Note - Move HOOR 1A next to NOIS5A which refers to specific types of machinery)**

**HOOR2C (Hours of Opening)**

No customer shall be permitted to be on the premises after [...] and before [...], Mondays - Fridays, after [...] and before [...] Saturdays, and (a) after [...] and before [...] Sundays (b) at no time on Sundays (in the interests of residential amenity and to comply with policy 23 of the Local Plan).

**HOOR3A (Delivery Hours)**

No deliveries shall be received or dispatched except between the hours of [\*\*\*\*\*] and [\*\*\*\*\*] (in the interests of residential amenity and to comply with policy 23) of the Local Plan).

**TEMP1A (Temporary Use)**

The approval hereby granted shall be valid until [../../] only and at the end of this period the use shall cease (to enable the Local Planning Authority to assess the effects of the use on the surrounding area and to comply with policies (10/12/23) of the Local Plan).

**TEMP2A (Temporary Building)**

The approval hereby granted shall be valid until [../../] only and at the end of this period the building shall be removed (as the proposed building, by reason of its design and materials of construction, is not suitable on a permanent basis and to comply with policy (ies) (14/10/12/23) of the Local Plan.

**TEMP3A (Reinstatement)**

[(a) The building hereby permitted shall be removed] [(b) The use hereby permitted shall cease] and the land shall be restored before [.....] [(c) in accordance with the approved plans (d) a scheme to be submitted to and approved in writing by the Local Planning Authority] (in the interests of amenity and to comply with policy (ies) 14 (10/12/23) of the Local Plan).

**PERS1 (Personal Permission)**

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]. (in the interests of amenity and to comply with policy (ies) 14 (10/12/23) of the Local Plan).

**NOISE, FUMES, LITTER, REFUSE, AIR QUALITY AND LIGHT POLLUTION****FUME1C (Fume Equipment)**

Details of equipment to control the emission of fumes (a) and odour from the (.....), including the location and design of any (b) odour abatement system and external pipe or flue and measures to mitigate noise from the extraction equipment, shall be submitted to and approved in writing by the Local Planning Authority. The approved equipment shall be installed before the use commences and thereafter retained and operated in accordance with the manufacturer's specifications/instructions. A pre-commencement condition is required in the interests of amenity and to comply with policy 14, 47 and 49 of the Local Plan.

**FUME2B (Colour of Fume Equipment)**

Any external pipe or flue shall, prior to its installation, be painted or otherwise treated [(a) to match the external finish of the building/wall to which it is to be attached] [(b) in a colour approved in advance by the Local Planning Authority] and thereafter retained (in the interests of visual amenity and to comply with policy 14 of the Local Plan).

**DUST1B (Dust Equipment)**

Details of equipment to control the emission of dust, including the location and design of any external equipment, shall be submitted to and approved in writing by the Local Planning Authority. The equipment shall be installed before the use commences and thereafter retained and operated in accordance with the manufacturer's specifications/instructions. A pre-commencement condition is required in the interests of amenity and to comply with policies 14 and 47 of the Local Plan.

**NOISE0A (Sound Attenuation Scheme)**

Details of a sound attenuation scheme [(a) for the premises, (b) between the ground and first floors, (c) xxxxxxxxx] shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works. The scheme shall be carried out in accordance with BS 8233: 2014 Guidance on Sound Insulation and Noise Reduction for Buildings and implemented as approved before the use commences [with verification to demonstrate compliance, submitted to and approved in writing by the Local Planning Authority]. The scheme shall thereafter be retained. A pre-commencement condition is required to ensure satisfactory attenuation measures are agreed and carried out and in the interests of amenity and to comply with policies 14 and 49 of the Local Plan.

**NOIS1D (Sound Attenuation for Residential above or adjacent to Entertainment Venues)**

Details of a sound attenuation scheme between the xxxxxxxxx and xxxxxxxxx shall be submitted to and approved in writing by the Local Planning Authority

prior to the commencement of works. The scheme shall be capable of restricting noise to a noise rating (NR) level of:

- NR25 in bedrooms and living rooms and NR30 in all other rooms (0700 to 2300 hours); and
- NR20 in bedrooms and living rooms and NR25 in all other rooms (2300 to 0700 hours).

The noise rating values shall be measured as a 15-minute Leq at the octave band centre frequencies 31.5 Hz to 8 kHz.

The scheme shall be implemented as approved and sound validation tests shall be undertaken to demonstrate that the required NR levels have been achieved in the completed building. The results of these tests in the form of a verification report shall be submitted to and approved in writing by the Local Planning Authority prior to occupation. The scheme shall thereafter be retained (in the interests of amenity and to comply with policies 14 and 49 of the Local Plan. A pre-commencement condition is required to ensure satisfactory attenuation measures are agreed and implemented)

#### **NOIS2B (Control of Noise from the Site)**

Before the use commences a scheme specifying the provisions to be made for the control of noise emanating from the site shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out as approved before the use commences and shall thereafter be retained. A pre-commencement condition is required to ensure satisfactory noise control measures are in place in the interests of amenity and to comply with policy 49 of the Local Plan.

#### **NOIS3A (Prevent Specified Activities in Open)**

[Specified activities] shall not take place in the open on the site (in the interests of amenity, and to comply with policy (ies) 14/47/49 of the Local Plan )

#### **NOIS4A (Sound Insulation for Plant and Machinery)**

Before [specified plant and/or machinery] is used on the premises it shall be [(a) enclosed with sound attenuation material] [and] [(b) mounted in a way which will minimise the transmission of structure borne sound] in accordance with a scheme submitted to and approved in writing by the Local Planning Authority (in the interests of amenity, and to comply with policy (ies) 14/23/49 of the Local Plan).

#### **NOIS5A (Machinery - Hours of Use)**

No [specified machinery] shall be operated on the premises before [.....] on weekdays and [.....] on Saturdays nor after [.....] on weekdays and [.....] on Saturdays, nor at any time on Sundays or Bank Holidays (in the interests of amenity and to comply with policy (ies)14/23/49 of the Local Plan).

**NOIS7C (noise survey)**

(a) No development shall commence until a noise survey has been carried out in accordance with details to be first submitted to and approved by the Local Planning Authority, and shall include details of any mitigation measures required to protect prospective occupiers of the dwellings from disturbance by noise from [(a) traffic] [(b) commercial premises] [(c) industrial premises] [(d) xxxxxxxx] in the locality.

**OR**

(b) No development shall commence until a noise survey shall be carried out in accordance with details to be first submitted to and approved by the Local Planning Authority, and shall include details of any mitigation measures required to protect noise sensitive receptors in the locality from disturbance by noise from the development.

The development shall thereafter proceed in accordance with the approved mitigation measures, and such measures shall be thereafter retained. A pre-commencement condition is required to ensure satisfactory noise control measures are in place in the interests of residential amenity and to comply with policy 14 and/or 49 of the Local Plan.

**NOIS8 (Approved Scheme of Sound Attenuation)**

Prior to occupation, the Scheme of Sound Attenuation, specified in Section [xxxx] of the [xxxx Assessment] produced by xxxxxxx [Ref: xxxxxxxxxxxx] dated xxxxxxx shall be implemented [and verification to demonstrate compliance, submitted to and approved in writing by the Local Planning Authority] (in the interests of residential amenity and to comply with policy 14 and 49 of the Local Plan).

**NOIS9—(Noise Levels from Plant, Machinery or Equipment)**

The combined noise rating level (L<sub>Ar,Tr</sub>) from any plant, machinery or equipment, assessed using the method of BS 4142:2014+A1:2019 (Methods for rating and assessing industrial and commercial sound) shall (a) be at least 5dB below background noise levels (L<sub>A90,T</sub>), (b) not exceed background noise levels (L<sub>A90,T</sub>), at nearby noise sensitive residential properties, including but not restricted to [-----]. Verification to demonstrate compliance with these requirements shall be submitted to and approved in writing by the Local Planning Authority, and compliance maintained thereafter. in the interests of amenity, and to comply with policy (ies) 14/ 23/ 49 of the Local Plan.

**CONS1M (Construction Management Plan)**

No development shall commence until a Construction Management Plan giving details of demolition and construction methods (including the methods and hours of piling), and measures to minimise the emission of noise, vibration and dust from the site have been submitted to and approved in writing by the Local Planning Authority (LPA) and shall be carried out in accordance with those approved details. Demolition/Construction works that are audible at the boundary of the site shall not take place outside [(a) 07.30 (b) 08.00] to 19.30 hours on Monday to Fridays, 08.00 to 12.30 hours on Saturdays nor at any time on Sundays or Bank and National Holidays, unless agreed in writing by the

Local Planning Authority. No open burning of any waste material shall be permitted within the site, except for the burning solely for the control of dry rot, for which prior permission from the Environmental Regulation department is required. A pre-commencement condition is required in the interests of amenity and to comply with Local Plan policies 47 and 49.

### **CONS2 (Permitted Construction Hours)**

Demolition/Construction works that are audible at the boundary of the site shall not take place outside 07.30 to 19.30 hours on Monday to Fridays, 08.00 to 12.30 hours on Saturdays nor at any time on Sundays or Bank and National Holidays, unless agreed in writing by the Local Planning Authority. No open burning of any waste material shall be permitted within the site, except for the burning solely for the control of dry rot, for which prior permission from the Environmental Regulation department is required. A condition is required in the interests of amenity and to comply with Local Plan policies 47 and 49.

### **REFU3C (Storage of Refuse, Scheme)**

Prior to the commencement of the use, provision shall be made for the [(a)secure] storage of refuse, in accordance with a scheme to be submitted to and approved by the Local Planning Authority. The provision shall be retained in accordance with the scheme. A pre-commencement condition is required to ensure the development provides adequate refuse storage facilities in the interests of amenity [and security], and to comply with policy 14 of the Local Plan.

**(Note - Only to be used where confident it can be complied with – otherwise show on plans before approved).**

### **REFU4A No Outdoor Storage**

At no time shall any refuse, bottles, barrels or bins be stored in the open on the site (in the interests of amenity, and to comply with policy 14 of the Local Plan).

### **REFU5B (Storage of Refuse, Food Premises)**

(\*) Prior to the commencement of the use, provision shall be made for the storage of refuse. Refuse shall be stored in an outside secure bin store within the curtilage of the site in accordance with details to be submitted to and approved by the Local Planning Authority. A pre-commencement condition is required in the interests of amenity, and to comply with policy 14 of the Local Plan).

**(Note - as REFU3C)**

### **REFU6B (Storage of Refuse, Food Premises + noise control)**

(\*) Prior to the commencement of the use, provision shall be made for the storage of refuse. Refuse shall be stored in an outside secure bin store within the curtilage of the site in accordance with details to be submitted to and

approved by the Local Planning Authority. The submitted details shall include measures to minimise noise arising from the use of the refuse store. A pre-commencement condition is required in the interests of amenity, and to comply with policy 14 of the Local Plan).

**LIGH1B (Lighting scheme)**

An external lighting scheme shall be submitted to and approved in writing by the Local Planning Authority [(a) which shall be to BS5489 standard] [(b) and shall include aviation lighting]. It shall be installed before the use commences and shall thereafter be retained and used in its approved form (in the interests of [(c) minimising the opportunity for crime, ]visual amenity and to provide an adequate standard of development in accordance with Local Plan Policy/policies 14/. A pre-commencement condition is required to ensure suitable lighting is agreed before the use begins.

**(Note - BS5489 applies to road lighting and public amenity areas only– so do not use (a) for other situations)**

**AIR QUALITY****AirQ1B (Outside AQMA)**

No development shall commence until an assessment of the potential air quality impacts has been carried out in accordance with details to be first submitted to and approved by the Local Planning Authority, and shall include mitigation measures required to minimise any air quality impact in terms of the air quality objectives described in the National Air Quality Strategy, Hull City Council Air Quality Strategy 2019 and objectives, and advice in Appendix E of Hull City Council Supplementary Planning Document 3: Environmental Quality. In the interests of atmospheric pollution and residential amenity and to comply with policy 47 of the Local Plan. A pre-commencement condition is required to ensure adequate mitigation measures can be identified and carried out before the use begins.

**AirQ2B (Impact on AQMA)**

No development shall commence until an assessment of the potential air quality impacts has been carried out in accordance with details to be first submitted to and approved by the Local Planning Authority, and shall include mitigation measures required to minimise any air quality impacts in terms of the air quality objectives described in the National Air Quality Strategy, Hull City Council Air Quality Strategy 2019 and objectives, and advice in Appendix E of Hull City Council Supplementary Planning Document 3: Environmental Quality with particular reference to the Hull City Council Air Quality Management Area. In the interests of atmospheric pollution and residential amenity and to comply with policy 47 of the Local Plan. A pre-commencement condition is required to ensure adequate mitigation measures can be identified and incorporated into the scheme.

**AirQ3B (Travel Plan)**

(a) No development shall commence until details of the Travel Plan Framework have been submitted to and approved by the Local Planning Authority, in order to reduce air quality issues.

OR

(b) Prior to commencement of ... (insert details) details of the Travel Plan Framework shall be submitted to and approved by the Local Planning Authority, in order to reduce air quality issues.

The Travel Plan Framework shall include:

- mode shift targets;
- the number of parking spaces to be provide on site
- secure cycle parking and infrastructure within the site and in the vicinity of the site;
- details of public transport infrastructure provision and services available to serve the development;
- introduction of proposed measures and action plan to meet targets;

- how the Travel Plan will be implemented and the method of monitoring the effectiveness of the Travel Plan.

The Travel Plan will be produced and implemented in accordance with the Travel Plan Framework (in the interests of air quality and to comply with policy 47 of the Local Plan). (c) A pre-commencement condition is required to ensure adequate measures can be identified and incorporated into the scheme.

## **LIGHT POLLUTION**

### **LP1C (Light Impact Report)**

(a) No development shall commence until a light impact survey has been carried out with details to be first submitted to and approved by the Local Planning Authority, and shall include details of any mitigation measures required to protect (a) adjoining residents (b) prospective occupiers of the dwellings from disturbance by light pollution.

OR

(b) Prior to commencement of ... (insert details) a light impact survey shall be carried out with details to be first submitted to and approved by the Local Planning Authority, and shall include details of any mitigation measures required to protect (a) adjoining residents (b) prospective occupiers of the dwellings from disturbance by light pollution.

The report shall be prepared in accordance with the guidance notes for the reduction of obtrusive light 2021, produced by the Institution of Lighting Professionals. The development shall thereafter proceed in accordance with the approved mitigation measures (in the interests of residential amenity and to comply with policy 50 of the Local Plan). (c) A pre-commencement condition is required to ensure adequate mitigation measures can be identified and incorporated into the scheme.

**ARCHAEOLOGY****ARCH1C (Programme of Archaeological Works):**

A) No demolition/development shall commence until a Written Scheme of Investigation has been submitted to and approved by the Local Planning Authority. The scheme shall include an assessment of significance and research questions; and:

- 1) The programme and methodology of site investigation and recording
- 2) Community involvement and/or outreach proposals
- 3) The programme for post investigation assessment
- 4) Provision to be made for analysis of the site investigation and recording
- 5) Provision to be made for publication and dissemination of the analysis and records of the site investigation
- 6) Provision to be made for archive deposition of the analysis and records of the site investigation
- 7) Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

B) No demolition/development shall take place other than in accordance with the Written Scheme of Investigation approved under part (A).

C) Unless otherwise agreed beforehand in writing with the Local Planning Authority the development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under part (A) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

The programme shall be carried out as approved, unless otherwise agreed in writing beforehand with the Local Planning Authority (to protect archaeological interests: to comply with policy 16 of the Local Plan; and guidance within the National Planning Policy Framework (section 12). A pre-commencement condition is required to ensure adequate recording and mitigation measures can be identified and incorporated into the scheme.

**ARCH2B (Protect Remains in Situ)**

No development shall commence on the site until details of a scheme for the preservation in situ of archaeological remains have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be carried out as approved (to protect archaeological remains, and to comply with policy 16 of the Local Plan). A pre-commencement condition is required to ensure adequate mitigation measures can be identified and incorporated into the scheme.

**ARCH3B (Access for Archaeological Investigation)**

No development shall commence on the site until details of a scheme to give access to the site during construction works for the purpose of archaeological investigation have been submitted to and approved in writing by the Local Planning Authority. The details shall be carried out as approved (to protect archaeological remains, and to comply with policy 16 of the Local Plan). A pre-commencement condition is required to ensure adequate access arrangements can be identified and incorporated into the scheme.

**ARCH4B (Outline Archaeological Condition)**

No development shall commence on the site until a scheme of archaeological investigation has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be carried out as approved. The scheme shall provide for:

- (a) a programme of archaeological investigation, including access to the site by archaeological contractors to be nominated by the developer and approved in writing by the Local Planning Authority;
- (b) the identification and evaluation of the extent, character and significance of archaeological remains on the site;
- (c) an assessment of the impact of the proposed development on the remains;
- (d) proposals for the preservation in situ of the remains or where the Local Planning Authority agree that this is not possible, for the investigation, recording and recovery of remains and the publishing of findings;
- (e) notification to the Local Planning Authority of the commencement of archaeological investigations,

(to secure the identification, investigation and/or protection of archaeological remains, and to comply with policy 16 of the Local Plan). A pre-commencement condition is required to ensure adequate access, recording and mitigation measures can be identified and incorporated into the scheme.

**ARCH5C (Identification programme - Archaeological Condition)**

A) No demolition/development shall commence until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority. The scheme shall provide for:

- 1) The proper identification and evaluation of the extent, character and significance of archaeological remains within the application area;
- 2) An assessment of the impact of the proposed development on the archaeological significance of the remains;
- 3) Proposals for the preservation in situ, or, where it can be demonstrated that this is not possible, for the investigation, recording and recovery of archaeological remains and the publishing of the findings, it being understood that there shall be a presumption in favour of their preservation in situ wherever possible
- 4) Community involvement and/or outreach proposals
- 5) The programme for post investigation assessment
- 6) Provision to be made for analysis of the site investigation and recording
- 7) Provision to be made for publication and dissemination of the analysis and records of the site investigation
- 8) Provision to be made for archive deposition of the analysis and records of the site investigation

- 9) Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.
- B) Unless otherwise agreed beforehand in writing with the Local Planning Authority the development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under part (A) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured, unless otherwise agreed beforehand in writing with the Local Planning Authority. To secure the implementation, investigation and/or protection of archaeological remains: to comply with policy 16 of the Local Plan and guidance within the National Planning Policy Framework (section 16). A pre-commencement condition is required to ensure adequate access, recording and mitigation measures can be identified and incorporated into the scheme.

**ARCH6A (Building Survey - Archaeological Condition)**

The development shall be carried out in accordance with an approved programme of architectural recording for the building/buildings, which should be submitted by the applicant and approved by the Local Planning Authority before alterations or demolition of the existing building/buildings take place. To secure the recording, investigation and/or protection of archaeological remains: to comply with policy 16 of the Local Plan and guidance within the National Planning Policy Framework (section 16). A pre-commencement condition is required to ensure adequate access, recording and mitigation measures can be identified and incorporated into the scheme.

## **CONTAMINATION**

### **CLC1D (Contamination Reports)**

#### **Part 1. Site Characterisation**

No development shall commence until an investigation and risk assessment, in addition to any assessment provided with the planning application, has been completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to:
  - human health,
  - property (existing or proposed) including buildings, crops, livestock,
  - pets, woodland and service lines and pipes,
  - adjoining land,
  - groundwaters and surface waters,
  - ecological systems,
  - archaeological sites and ancient monuments;
- (iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with the Environment Agency's guidance 'Land Contamination Risk Management (LCRM)'

The initial report will be a Phase I Desk Top Study Report and should further intrusive investigation work be recommended from the Phase I report, a Phase II Intrusive site investigation shall be conducted.

#### **Part 2. Submission of Remediation Scheme**

If required through the recommendation of the Phase II intrusive site investigation, a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority.

The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

**Part 3. Implementation of Approved Remediation Scheme**

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

A pre-commencement condition is required to ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors (in accordance with policy 48 of the Local Plan).

**CLC2B (Reporting of Unexpected Contamination)**

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken, and where remediation is necessary a remediation scheme must be prepared, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme, a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors (in accordance with policy 48 of the Local Plan).

**CLC4C (Submission Of Test Certificates For Imported Soil)**

Should any soil be imported on to site for gardens or landscaped areas, documentation/test certificates for the imported material shall be submitted to, and approved in writing by the Local Planning Authority before the soil is imported. The documentation/test certificates shall include:

- (i) the source of the soil;
- (ii) the ratio of samples taken per volume of soil in cubic metres;
- (iii) the analytical suite of contaminants tested for; and

(iv) the assessment criteria against which the analytical results have been compared, to assess suitability for use.

For imported soils from a 'greenfield' source, the number of samples to be taken shall be a minimum of 3 or 1 per 250m<sup>3</sup>, whichever is the greater. These shall be tested for standard metals/metalloids; speciated PAHs; and asbestos.

For imported soils from a 'brownfield' source, the number of samples to be taken shall be a minimum of 6 or 1 per 100m<sup>3</sup>, whichever is the greater. These shall be tested for standard metals/metalloids; speciated PAHs; TPH (CWG banded); asbestos; and any other contaminants deemed necessary, based on the history of the source site.

The assessment criteria against which the test results are compared, shall be compliant with government policy (e.g. soil guideline values, or other authoritatively produced generic or site specific assessment criteria).

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors (in accordance with policy 48 of the Local Plan).

**DRAINAGE****DRAI1B (Foul Drainage)**

\*Only use if requested by YWS\*

No development shall commence until details of the proposed means of disposal of foul water from the site have been submitted to and approved in writing by the Local Planning Authority. No buildings shall be brought into use prior to completion of the approved works. A pre-commencement condition is required to ensure that proper provision is made for the disposal of foul water, and to comply with policies 38 and 39 of the Local Plan.

**DRAI2B (Surface Water Drainage)**

\*Only use if requested by YWS\*

No development shall commence until details of the proposed means of disposal of surface water from the site have been submitted to and approved in writing by the Local Planning Authority. There shall be no piped discharge of surface water from the site until the approved works (including any off-site works) have been completed. A pre-commencement condition is required to ensure that proper provision is made for the disposal of surface water, and to comply with policies 38 and 39 of the Local Plan).

**DRAI3A (Surface Water Interceptor)**

Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from hardstandings equal or greater than 800 square metres, or parking areas with more than 50 spaces shall be passed through trapped gullies and an oil interceptor designed and constructed to have a capacity compatible with the site being drained. Roof water shall not pass through the interceptor unless previously agreed in writing by the Local Planning Authority (to prevent pollution of the water environment, and to comply with policies 39 and 48 of the Local Plan).

**DRAI4A (Bunding of Tanks)**

Any facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The volume of the bunded compound shall be at least equivalent to the capacity of the tank plus 10%. If there is multiple tankage, the compound should be at least equivalent to the capacity of the largest tank, or the combined capacity of interconnected tanks, plus 10%. All filling points, vents, gauges and sight glasses must be located within the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipework should be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets should be detailed to discharge downwards into the bund (to prevent pollution of the water environment, and to comply with policies 39 and 48 of the Local Plan).

**DRAI5A (No discharge to Groundwater or Surface Water)**

There shall be no discharge of foul or contaminated drainage from the site into either the groundwater or any surface waters, whether direct or via soakaways (to protect groundwater quality in the area, and to comply with policies 39 and 48 of the Local Plan).

#### **DRAI6B (Sustainable Drainage)**

The site shall be developed with separate systems of drainage for foul and surface water on and off site. Surface water shall be drained via Sustainable Systems (SUDS). Drainage details shall be submitted to the Local Planning Authority for approval prior to the commencement of development and shall be carried out as approved unless otherwise agreed in writing by the Local Planning Authority. A pre-commencement condition is necessary to ensure the site can be adequately drained, and to comply with policy 39 of the Local Plan.

#### **DRAI7 (SUDS Maintenance)**

No development above ground level shall commence until a management and maintenance plan for the lifetime of the sustainable drainage system has been submitted to and approved in writing by the Local Planning Authority. The maintenance and management plan shall include details of how the system shall be maintained (including any plans for its adoption) over the lifetime of the system and how the maintenance of the system shall be managed. The system shall thereafter be maintained and managed as approved unless otherwise agreed in writing by the Local Planning Authority (in the interests of ensuring the system will be effective over the lifetime of the development and to comply with policy 39 of the Local Plan).

#### **DRAI18 (Domestic surface water storage)**

Surface water drainage (i.e. water from the roof and any new hard surfaced areas) shall be installed by way of a domestic/small scale sustainable drainage system which could comprise either:

- a) a water butt of not less than 100 litre capacity; or
- b) a rain garden to provide at least a 100 litre capacity; or
- c) a combination of (a) and (b) to at least/no less than a 100 litre capacity; or
- d) any other sustainable drainage system to be agreed in writing by the local planning authority before installation.

The system shall thereafter be retained (in the interest of minimising the risk of flooding and to comply with policies 39 and 40 of the Local Plan).

#### **DRAI9A (SuDS Verification)**

Within three months of the completion of the approved Sustainable Urban Drainage System (SuDS) a written report shall be submitted to the Local Planning Authority by a qualified engineer or other person with appropriate knowledge and experience of SuDS. The written report shall include:

- a) Evidence/confirmation that all SuDS features have been installed (in accordance with CIRIA C768 (guidance on the construction with SuDS) and) to the specifications of the submitted approved drainage drawings.

- b) Verification that any CCTV or testing procedures on the installed drainage systems have met the criteria to confirm the surface water system is in a full working order without any defects or deviations.
- c) As Built' drawings (in PDF format) to confirm the final layout of the surface water drainage system and include, geolocation coordinates, details of any volumetric capacity as well as the details of any attenuation components, such as vortex or aperature flow control devices, plus confirmation of the installed levels (AOD).

In the interest of ensuring the site is adequately drained in a sustainable method and to comply with policy 39 of the Local Plan.

**TELECOMMUNICATIONS DEVELOPMENT****TEL1B (Colour of Telecommunications Equipment)**

The telecommunications equipment hereby approved shall be painted or finished in a colour to have been approved in advance by the Local Planning Authority, and shall thereafter be retained in that colour (in the interests of visual amenity, and to comply with policy 14 of the Local Plan).

**TEL2B (Restoration)**

The telecommunications equipment hereby approved shall be entirely removed, together with any supporting structure and base, when the equipment is no longer required, or it has been replaced or otherwise superseded (in the interests of visual amenity, and to comply with policy 14 of the Local Plan).

**TEL3C (TV/Radio Interference)**

No development shall commence until a report on potential interference to television or radio signals resulting from the development has been prepared by an appropriately qualified person and submitted to and approved by the Local Planning Authority. It shall include details of any remedial measures necessary to maintain signal reception in the vicinity following the erection of the building. The remedial measures shall be carried out as approved by the Local Planning Authority within XX month(s) of the erection of the building. In the event of unforeseen interference arising after the building has been erected a further report shall be submitted to and approved by the Local Planning Authority detailing revised mitigation measures, which shall then be implemented within XX month(s) of their approval. A pre-commencement condition is required in the interests of amenity, and to comply with policy 14 of the Local Plan.

**Tel4A (Replacement mast)**

Within 2 months of the approved mast being brought into operation the existing mast and redundant equipment cabinets currently on the site shall be removed and the site made good (in the interest of amenity and to comply with policy 14 of the Local Plan)

**PUBLIC ART****ART1C (Public Art)**

(a) No development shall commence until a scheme to provide public art [within the site] [in a location to be agreed in writing by the Local Planning Authority ] has been submitted to and approved in writing by the Local Planning Authority.

OR

(b) Prior to commencement of ... (insert details) a scheme to provide public art [within the site] [in a location to be agreed in writing by the Local Planning Authority ] shall be submitted to and approved in writing by the Local Planning Authority.

The scheme shall include an implementation schedule. Unless otherwise agreed the approved details shall be carried out in accordance with the schedule and thereafter retained. ((c) A pre-commencement condition is required)in the interests of the amenity of the area and to comply with policy 14 of the Local Plan.

**FLOOD PROTECTION****FLOO1A (300mm FFL)**

The finished floor level of the building(s) hereby approved shall be a minimum of 300 mm above average ground level or adjacent road level, whichever is higher. Ground levels shall not be increased unless otherwise agreed in writing by the Local Planning Authority, (to minimise the risk from flooding and to comply with policy 40 of the Local Plan).

**FLOO2A (600mm FFL)**

The finished floor level of the building(s) hereby approved shall be a minimum of 600mm above average ground level or adjacent road level, whichever is higher. Ground levels shall not be increased unless otherwise agreed in writing by the Local Planning Authority, (to minimise the risk from flooding and to comply with policy 40 of the Local Plan).

**FLOO3B (Place of Safety)**

A place of safety of a minimum of (*insert height*) AOD shall be provided as part of the development in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority before the development begins and thereafter retained. A pre-commencement condition is required to minimise the risk from flooding and to comply with policy 40 of the Local Plan.

**FLOO4A (flood proofing)**

Unless otherwise agreed in writing by the Local Planning Authority following the submission of a site specific flood risk assessment, the property shall be flood proofed to a height of not less than 300mm above finished floor level. The flood proofing shall be carried out in accordance with a scheme previously submitted to and approved in writing by the Local Planning Authority before works commenced,(in the interest of minimising the effect of a flooding event and to comply with policy 40 of the Local Plan.)

**FLOO5B (Permeable car park surface)**

The vehicle parking area and turning facility shall be constructed of porous material or provision shall be made to direct run-off water from the vehicle parking and turning area to a permeable or porous surface within the [(a) curtilage of the dwelling house] [(b) site] (in the interest of minimising the amount of surface water entering the drainage system and to comply with policy 40 of the Local Plan)

**FLOO6A (Finished Floor Levels no lower)**

The finished ground floor level of the development hereby approved shall be no lower than the existing finished ground floor. (To protect the development against existing and future flood risk and to comply with Local Plan Policy 40)

**FLOO7 (Grease traps)**

Details of equipment to prevent fats, oils and grease from cooking and other activities carried out on the site from entering any drainage system, including the location and design of any traps or interceptors and a maintenance regime for such traps or interceptors, shall be submitted to and approved in writing by the Local Planning Authority before development begins. The approved equipment shall be installed before the use commences and thereafter retained and operated in accordance with the agreed maintenance schedule. A pre-commencement condition is required in the interests of amenity and to comply with policy 14 and 39 of the Local Plan.

### **FLOO8 (Flood proofing – 600mm)**

Unless otherwise agreed in writing by the Local Planning Authority following the submission of a site specific flood risk assessment, the property shall be flood resilient to a height of not less than 600mm above finished floor level. The flood proofing shall be carried out in accordance with a scheme previously submitted to and approved in writing by the Local Planning Authority before works commenced, (in the interest of minimising the effect of a flooding event and to comply with policy 40 of the Local Plan.)

### **BFRA1**

#### **Bespoke Flood Risk Assessment condition (needs revising every time)**

The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) by #### ref: #### and the following mitigation measures detailed within the FRA:

- a. Identification and provision of a place of safety above ....m AOD as detailed within section ..... of the FRA.
- b. Finished floor levels are set no lower than the existing finished floor level as detailed within section .....
- c. Flood proofing measures shall be incorporated to a level of ....mm above finished floor level as detailed within Section ....
- d. . xxxmm of additional flood resilience measures, above the level of flood proofing, shall then be incorporated as detailed within Section ... of the FRA.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority (To protect the development against existing and future flood risk and to comply with Local Plan Policy 40).

**CLIMATE CHANGE****BREEAM (Sustainable Building standards)**

The buildings hereby approved shall be constructed to a minimum Breeam standard of 'Very Good', unless otherwise agreed in writing beforehand with the Local Planning Authority following the submission of a viability study (to comply with policy 17 of the Local Plan).

**BIO1A Biomass Boiler****Part 1. Assessment and certification conditions**

An air quality assessment using dispersion modelling shall be carried out and submitted to the local authority to demonstrate that the stack height of the biomass boiler is sufficient to prevent emissions having a significant negative impact on the air quality objectives for nitrogen dioxide (NO<sub>2</sub>) and particulate matter (PM<sub>10</sub>). Where emissions from the biomass boiler are shown to result in an increase of current air quality values a full report shall be provided to the Local Planning Authority to demonstrate how emissions to air will be mitigated so as not to exceed national limits. Evidence to demonstrate that the boiler has been tested and certified as an exempt appliance in accordance with the Clean Air Act 1993 shall be provided to the local authority prior to installation. This shall be supplemented with the technical details of the biomass boiler (in the interests of air quality and to comply with policy 17 of the Local Plan)..

**Part 2. Fuel quality conditions**

The biomass boiler shall only be operated using a fuel that complies with a recognised fuel quality standard (such as CEN/TS 14961:2005). A written guarantee shall be submitted to the local authority prior to commencement of the development with a declaration that a fuel conforming to a recognised fuel quality standard will be consistently used in the biomass boiler. A statement shall be submitted to the local authority specifying the quantity of fuel used in the biomass boiler, and the fuel specifications in accordance with CEN/TS 14961:2005 or a similar recognised standard. (The statement shall be obtained from the fuel supplier.)

Any change in biofuel shall be accompanied by a further report on its effect on air quality as detailed in part 1 above (in the interests of air quality and to comply with policy 17 of the Local Plan).

**Part 3. Maintenance conditions**

The biomass boiler shall be associated with a written schedule of maintenance, which shall include removal of ash, inspection and maintenance of particulate arrestment equipment, boiler servicing and stack cleaning. The schedule shall also include controls that will be implemented to prevent emissions of dust during delivery of wood pellets. The maintenance schedule shall be submitted to and approved in writing by the Local Planning Authority prior to installation (in the interests of air quality and to comply with policy 17 of the Local Plan).

**BIO2 (Sustainable design)**

Prior to development commencing details shall be provided for written approval detailing how the proposal will seek to reduce energy and water use and mitigate flooding, pollution and over-heating. This should include details relating to the consideration of the siting, form, orientation, layout and construction materials of buildings. The principles of passive solar design should be followed to minimise the need for mechanical heating and cooling. The approved details shall be implemented as approved. A pre-commencement condition is required to secure energy efficient design in accordance with Local Plan Policy 17.

## **HOUSING REQUIREMENTS**

### **HOU1 (Affordable Housing)**

All the dwellings shall be occupied as affordable housing. The affordable housing shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing in Annex 2 of the National Planning Policy Framework or any future guidance that replaces it. The scheme shall include:

- a. Confirmation of dwellings to be provided as affordable housing; and
- b. The arrangements for the management of the affordable housing to ensure it is affordable for both first and subsequent occupiers of the affordable housing.

In order to secure the provision of affordable housing in accordance with policy 5 of the Local Plan.

### **HOU2 (Building Regs M4(2))**

The dwellings (b) At least 25% of the dwellings hereby approved shall meet Building Regulation M4(2) standard, unless otherwise agreed in writing beforehand with the Local Planning Authority (to provide a satisfactory standard of housing design in accordance with Local Plan Policy 21).

### **HOU3 (Building for Life – Outline Consents)**

The development shall be designed according to Building for Life principles and should achieve at least 9 green scores out of 12, minimise amber scores and avoid red scores, unless otherwise agreed in writing beforehand with the Local Planning Authority (to provide a satisfactory standard of housing design in accordance with Local Plan Policy 21).

**MISCELLANEOUS****CONS1F (No demolition before contract)**

The demolition hereby approved shall not be commenced until details of a written contract (which has been entered for the carrying out immediately after demolition of replacement works which have the benefit of planning permission) has been submitted to and approved by the Local Planning Authority. A pre-commencement condition is required to avoid premature demolition in the Conservation Area, and to comply with policy 16 of the Local Plan.

**RESI1A (Occupation Ancillary to Residential Use)**

The extension hereby approved shall not be occupied except for purposes ancillary to the residential use of the dwelling known as [...] (to enable the merits of an additional dwelling to be considered in full, and to comply with policy xxf the Local Plan).

**MOBI1C (Access for Persons with a Mobility Impairment - Housing)**

(a) No development shall commence until a scheme indicating the provision to be made for persons with a mobility impairment to gain access to the premises has been submitted to and approved by the Local Planning Authority.

OR

(b) Prior to commencement of ... (insert details) a scheme indicating the provision to be made for persons with a mobility impairment to gain access to the premises shall be submitted to and approved by the Local Planning Authority.

The agreed scheme shall be implemented before the development hereby permitted is brought into use, and shall thereafter be retained. ((c) A pre-commencement condition is required) to ensure suitable access for persons with a mobility impairment, and to comply with policy 21 of the Local Plan by providing inclusive access.

**MOBI2C (Transfers on doors/windows)**

Before the development hereby permitted is brought into use, transfers or other devices shall be affixed to the glass windows/door(s) at ground floor level on the street elevation, and shall thereafter be retained. A pre-commencement condition is required to enable partially sighted persons to be aware of the areas of glass for safety reasons, and to comply with policy 14 of the Local Plan.

**CRIM1C (Crime prevention measures)**

(a) No development shall commence until details of the Crime Prevention Measures have been submitted to and approved in writing by the Local Planning Authority in consultation with Humberside Police.

OR

(b) Prior to commencement of ... (insert details) details of the Crime Prevention Measures shall be submitted to and approved in writing by the Local Planning Authority in consultation with Humberside Police.

The details shall include:

Lighting of footpaths  
 CCTV coverage  
 Anti-graffiti Measures  
 Garage Door specification  
 Parking  
 Access to rear gardens  
 Communal areas  
 Front boundaries  
 Side and rear boundaries  
 Windows, doors, Roof Lights, Alarms,  
 Whether a room is to be a Home Office(working from home) if so, the standards  
 of doors/windows  
 Access control.

The development shall be carried out and thereafter retained as approved. ((c) A pre-commencement condition is required) to minimise the opportunity for crime and to ensure a satisfactory quality of development to comply with policy 14 of the Local Plan, guidance within; Secured by Design Principles; Safer Places the Planning System and Crime Prevention 2003; and the National Planning Policy Framework).

#### **Crime1D (Secure by Design)**

(a) No development shall commence until revised details of the ..... to incorporate Secure by Design standards has been submitted to and approved by the Local Planning Authority.

OR

(b) Prior to commencement of ... (insert details) revised details of the ..... to incorporate Secure by Design standards shall be submitted to and approved by the Local Planning Authority.

The details shall be carried out as approved and thereafter retained unless otherwise agreed in writing by the Local Planning Authority. ((c) A pre-commencement condition is required) to ensure appropriate details are incorporated into the development in the interests of crime prevention and to comply with policy 14 of the Local Plan.

#### **Unil1B (S106 Agreement )**

The development hereby approved shall be carried out in accordance with the terms of the Section 106 legal agreement in respect of the [Site/Land/Property] dated (-/-) (to ensure the provision of publicly accessible open space & play space, and provision of off-site tree planting, and to comply with policies 42 and 45 of the Local Plan).

#### **NOTES**

##### **NOTE 1 — (Litter)**

Please display a notice in the shop asking customers to put their litter in a bin.

**NOTE2 — (Access for Persons with Impaired Mobility)**

The design of the building and external areas should take account of the need to accommodate and facilitate access for people whose mobility is impaired.

**NOTE3 (Listed Building Consent)**

Please note that you cannot commence works until Listed Building Consent has also been granted.

**NOTE4 (Environment Agency Informatives)**

Please note the attached Informative(s) from the Environment Agency.

**NOTE5 (Historic England)**

Notice of the execution of the works for demolition of an unlisted building in a Conservation Area or of a listed building must be given to *Historic England*. After such notice has been given, a period of at least one month, to allow reasonable access to the building for members or officers of *Historic England* to record it, must be given unless *Historic England* states in writing that they have completed their recording or do not wish to record it. This is a requirement of Section 8 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Historic England's address is:

37 Tanner Row

YORK

YO1 6WP

Tel 01904 601901

**CINF1 - Crime informative 1**

In aiming to satisfy the Crime Prevention condition(s) the applicant should seek the advice of the Crime Prevention Design Advisors (CPDA). They can be contacted through Humberside Police Tel : 01482) 317029. It is the practice of the local planning authority to consult with the CPDA in the discharging of this / these condition(s).

**CINF2 - Crime informative 2**

Hull City Council seeks to encourage Secured by Design accreditation where appropriate. This is a national police initiative that is supported by the Home Office Crime Reduction & Community Safety Unit and the Planning Section of the ODPM. It is designed to encourage the building industry to adopt crime prevention measures to assist in reducing the opportunity for crime and the fear of crime, creating safer, more secure and sustainable environments. It is recommended that the applicant apply for this award.

**CINF3 - Crime informative 3**

The location has been assessed as being at a higher crime risk.

Security fencing is effective at delaying or deterring intrusion because of the need to climb over or penetrate the fence. It is therefore important that there are no structures close to or over the fence that will aid climbing, e.g. trees, lamp columns or buildings.

Security fencing materials may include welded mesh and expanded metal available in numerous coloured coatings, which are sometimes used in conjunction with timber. Railings of various designs can be used to good effect and all fencing types can be fitted with toppings to deter climbing.

Whilst Secured By Design recommends that security fencing should be effective without creating a 'fortress' impression it is accepted that certain business locations or business operations may actively seek to promote the security of their premises and hence utilise fencing that creates a strong visual deterrent.

Surveillance of and over the site from any surrounding streets, footways and occupied buildings can help to deter potential offenders who may fear that their presence on the site will be reported to the police. It is therefore recommended that, where appropriate, security fencing systems are transparent to facilitate observation from outside the site and efforts are made by the occupiers to develop good relationships with their neighbours. The use of dark coloured coatings on mesh type metal fencing systems reduce the reflection of light and make it easier for passers by to observe activity through the fencing.

It is accepted that some security rated fencing systems can be both costly and aesthetically unpleasing. However, the type of fencing that is required must ultimately be determined by local crime risks.

There are many fencing options that can be considered and they must be discussed on a site by site basis with the Crime Prevention Design Adviser

**S106in (S106 Informative)**

Please note that this application is subject to a S106 legal agreement.

**CIL Liability Informative**

In this case the site is within an area of the City that is liable for a payment for new housing under the Community Infrastructure Levy (CIL). Failure to comply with the requirements of these Regulations can result in financial penalties. Please contact the City Council CIL officer, Keith Griffiths, on 01482 612389 if you wish to discuss these requirements.

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## CMPINF Informative – Construction Management Plan

**Please note:** When submitting a Construction Management Plan (CMP) to satisfy the requirements of the CONS1M condition, it must be bespoke and proportionate for the scale of development. Health and safety risk assessments or method statements alone will not suffice. The CMP must clearly demonstrate what actions will be taken to minimise the impact on nearby residents and/or commercial premises from all activities that could give rise to noise, vibration and dust, such as:

- Site clearance, levelling of the ground and installation of piling mats.
- Construction of foundations, particularly if piled.
- Movement of vehicles on site and to and from the site (e.g. for deliveries and removal of waste).
- Use of machinery and equipment on site such as generators and equipment for cutting, grinding and sawing.
- Storage of materials and waste (e.g. stockpiles of hardcore and soil)
- Mitigation measures could include, but not be limited to:
- Ensuring there is an adequate water supply on site and how this will be used for damping down and cleaning vehicles to prevent dust leaving the site.
- Use of noise barriers/enclosures/site hoarding; and using equipment with noise and dust suppression.
- Restricting use of vehicles to those fitted with broadband reversing beepers.
- Time management for noisier activities.
- For piled foundations, selection of an appropriate method(s). For example, augered piling may be more appropriate than driven piling if noise and vibration cannot be controlled in accordance with recognised standards, such as those included in BS 5228-1 & 2:2009 + A1-2014 (Code of practice for noise and vibration control on construction and open sites).
- For piling it is likely that noise and vibration monitoring will be needed to demonstrate any agreed levels at nearby sensitive receptors are not being exceeded. For vibration, BS5228 advises that at a peak particle velocity (PPV) of 1.0 mm/s '*it is likely that vibration of this level in residential environments will cause complaint, but can be tolerated if prior warning and explanation has been given to residents*'. This is the level that would generally be accepted for occupied residential dwellings, providing the residents are given prior warning. It also advises that at a level of 10 mm/s '*vibration is likely to be intolerable for any more than a very brief exposure*' which would not be acceptable.
- How local residents/businesses will be consulted and what procedures will be followed in the event of complaints.

More information including the risk assessment approach/procedure; worked examples; and tables of good practice mitigation measures for low, medium and high risk sites can be found in the London Good Practice Guide: Noise & Vibration Control for Demolition and Construction, and the Institute of Air Quality management (IAQM) Guidance on the assessment of dust from demolition and construction.

