

## Appendix 2

### Likely Planning Conditions

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The following list of planning conditions would have been appropriate at the RVD and have been informed by Kirklees pre-application response from the 22 October 2022 meeting:

- Development to commence within three years.
- Development in accordance with plans and specifications.
- Construction (Environmental) Management Plan to be submitted.
- Temporary (construction phase) drainage measures to be submitted.
- Provision of site entrance and visibility splays prior to works commencing.
- Details of permanent site access to be submitted, and implementation of works.
- Details (including road safety audits and approval under Section 38) of internal highways to be submitted.
- Submission of details of any highway retaining structures.
- Details of interim waste storage and collection arrangements to be submitted.
- Cycle parking to be provided prior to occupation.
- Provision of electric vehicle charging points.
- Provision of waste storage and collection.
- Arboricultural Method Statement to be submitted.
- Tree protection measures to be implemented.
- Restriction on timing of removal of hedgerows, trees and shrubs.
- Details of landscaping to be submitted.
- Ecological mitigation and enhancement details (including an Ecological Design Strategy, and measures to address impacts on birds including ground-nesting farmland birds), to be submitted.
- Contaminated land conditions.
- Coal mining legacy – details of intrusive site investigation (and, where necessary, remediation) to be submitted.
- Archaeological site investigation.
- Submission of a fully-detailed drainage strategy.
- Submission of flood routing details.
- Site to be developed with separate systems of drainage for foul and surface water on and off site.
- Submission of details of parking surface treatments.



- Submission of a noise report specifying measures to be taken to protect future occupants of the development from noise, and details of ventilation.
- Submission of air quality assessment and details of mitigation measures.
- Submission of details of crime prevention measures.
- Submission of details of external materials.
- Submission of details of electricity substation(s).
- Submission of details of boundary treatments.
- Submission of details of air source heat pumps (appearance, noise and maintenance).
- Submission of details of external lighting.
- Removal of permitted development rights.
- Control of accretions to elevations fronting highways, open space and public rights of way.