

Discharge_ Planning Conditions	Job_ Reference	Planning Approval_
Schedule_ Of Conditions	24_821 ADJ, 315, WAKEFIELD RD_ LEPTON	2025/62/91961/E

Condition_	Description_	Type_	Action_	Submitted_
1_	The development hereby permitted shall be begun before the expiration of 3 years from the date of permission 14_07_2025	Permanent	Client_ Main Contractor	N/A
2_	Approved development shall be carried out strictly in accordance with the plans and specifications as approved. See Planning permission	Permanent	Client_ Main Contractor_ Architect	N/A
3_	The development shall be carried out strictly in accordance with the approved Arboricultural Impact Assessment (ref RE/315WRL/Rev B) and Arboricultural Method Statement (ref: TRE/315WRL/Rev B), prepared by Mulberry, dated 27th November 2025,	Upon commencement	Client_ Main Contractor_	N/A
4_	Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2025 (or any order revoking and re-enacting that order with or without modification), no development shall take place within the curtilage of the dwellinghouses hereby approved which falls within Schedule 2, Part 1, Classes AA, A, B,C,D,E,F and Schedule 2, Part 2 Classes A and B	Upon Commencement	Client_ Main Contractor_	N/A
5_	The development hereby approved shall not be brought into use until all areas to be hard surfaced for access and parking have been and out with a hardened and drained surface in accordance with the Communities and Local Government; and Environment Agency's 'Guidance on the permeable surfacing of front gardens	Upon Completion	Client_ Main Contractor_	N/A
6_	No works shall take place until a Construction Environmental Management Plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity)	Upon Commencement	Third Party Specialist	N/A

7_	Groundworks shall not commence until actual or potential land contamination at the site has been investigated and a Preliminary Risk Assessment (Phase I Desk Study Report) by a suitably competent person has been submitted to and approved in writing by the Local Planning Authority.	Upon Commencement	Client_ Main Contractor	Third Party Specialist
8_	Where further intrusive investigation is recommended in the Preliminary Risk Assessment approved pursuant to condition 7, groundworks (other than those required for a site investigation report) shall not commence until a Phase II Intrusive Site Investigation Report by a suitably competent person has been submitted to and approved in writing by the Local Planning Authority.	Upon Commencement	Main Contractor_	Third Party Specialist
9_	Where site remediation is recommended in the Phase II Intrusive Site Investigation Report approved pursuant to condition 8, further groundworks shall not commence until a Remediation Strategy by a suitably competent person has been submitted to and approved in writing by the Local Planning Authority. The Remediation Strategy shall include a timetable for the implementation and completion of the approved remediation measures.	Upon Commencement	Main Contractor_	Third Party Specialist
10_	Remediation of the site shall be carried out and completed in accordance with the Remediation Strategy approved pursuant to condition 9. In the event that remediation is unable to proceed in accordance with the approved Remediation Strategy or contamination not previously considered [in either the Preliminary Risk Assessment or the Phase II Intrusive Site Investigation Report] is identified or encountered on site, all groundworks in the affected area (except for site investigation works) shall cease immediately and the Local Planning Authority shall be notified in writing within 2 working days. Works shall not recommence until proposed revisions to the Remediation Strategy have been submitted to and approved in writing by the Local Planning Authority. Remediation of the site shall thereafter be carried out in accordance with the approved revised Remediation Strategy.	Upon Commencement	Main Contractor_	Third Party Specialist

11_	Following completion of any measures identified in the approved Remediation Strategy or any approved revised Remediation Strategy a Verification Report by a suitably competent person shall be submitted to the Local Planning Authority. No part of the site shall be brought into use until such time as the remediation measures have been completed for the site in accordance with the approved Remediation Strategy or the approved revised Remediation Strategy and a Verification Report in respect of those remediation measures has been approved in writing by the Local Planning Authority.	Permanent	Main Contractor_	Third Party Specialist
12_	No above ground development shall commence until; a) a scheme of intrusive investigations has been carried out on site to establish the risks posed to the development by past shallow coal mining activity; and b) any remediation works and/or mitigation measures to address land instability arising from past coal mining legacy, as may be necessary, have been implemented on site in full in order to ensure that the site is made safe and stable for the development proposed. The intrusive site investigations, remedial works and mitigatory measures shall be carried out in accordance with authoritative UK guidance.	Permanent	Main Contractor_	Third Party Specialist
13_	No development above ground level shall take place until details of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.	Permanent	Main Contractor_	Submitted June 2026

14_	Prior to the installation of any external lighting, a detailed lighting scheme, developed in accordance with established guidance (e.g. Bat Conservation Trust and Institute of Lighting Professionals (2023) Bats and Artificial Lighting at Night), has been drafted and agreed with the council. The Sensitive Lighting Strategy will demonstrate that the proposed lighting will not impact upon ecological networks and/or sensitive features. Thereafter the agreed lighting scheme shall be implemented, subject to any variations approved in writing by the planning authority. All external lighting shall be installed strictly in accordance with the specifications and locations set out within the Lighting Strategy.	Permanent	Main Contractor_ Client	N/A
15_	No development above ground level shall take place until a report specifying the measures to be taken to protect the development from noise from all significant noise sources that are likely to affect the proposed development including road traffic and noise generated by the neighbouring commercial premises shall be submitted to and approved in writing by the Local Planning Authority. The report shall: - Determine the existing noise climate - Predict the noise climate in living rooms and gardens (daytime), bedrooms (night-time) and other habitable rooms of the development - Detail the proposed attenuation/design necessary to protect the amenity of the occupants of the new residences (including ventilation if required). The development shall not be occupied until all works specified in the approved report have been carried out in full and such works shall be thereafter retained.	Permanent	Main Contractor_	N/A

16_	Prior to the occupation of the development, or it being taken into beneficial use, a signed statement or declaration prepared by a suitably competent person confirming that the site is, or has been made, safe and stable for the approved development shall be submitted to the Local Planning Authority for approval in writing. This document shall confirm the methods and findings of the intrusive site investigations and the completion of any remedial works and/or mitigation necessary to address the risks posed by past coal mining activity.	Upon Completion	Main Contractor_	N/A
17_	Prior to the first occupation of the development hereby approved, a scheme detailing the boundary treatment of the all the site has been submitted to and approved in writing by the Local Planning Authority. The development shall not be brought into use until the works comprising the approved scheme have been completed and thereafter retained for the lifetime of the development.	Permanent	Main Contractor_ Architect_	Submitted June 2026
18_	Prior to the first occupation of the development, details of all hard and soft landscaping shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full prior to first occupation and thereafter retained and maintained in accordance with the approved details.	Permanent	Main Contractor_	Submitted June 2026
19_	Prior to the first occupation of the development, details of refuse and recycling storage and collection arrangements shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the location and design of bin storage areas and the method of refuse presentation for collection. The approved arrangements shall be implemented in full prior to first occupation and thereafter retained for the lifetime of the development.	Permanent	Main Contractor_	Submitted June 2026

20_	Prior to the first occupation of the dwelling hereby approved, one integrated bat box placed on the southern elevation of the dwelling and placed a minimum of 3m off the ground and 3 bird nesting features, shall be installed within the fabric of the building. The nesting features shall be retained thereafter.	Permanent	Main Contractor_	Submitted June 2026
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