

EAST RENFREWSHIRE COUNCIL

STANDARD PLANNING CONDITIONS

Last updated November 2015

C1 Approval of Matters Specified in Conditions on a Planning Permission in Principle (site layout)

Development shall not commence until an application for an approval of matters specified in conditions has been submitted to and approved in writing by the planning authority relating to the proposed site layout. The proposed layout shall be shown on a plan at a scale of 1:500 showing the position of all buildings, roads, means of access, footpaths, parking areas (distinguishing, where appropriate, between private and public spaces), and vehicular turning areas.

Thereafter the matters that are approved shall be implemented in their approved form.

Reason: To ensure the planning authority has the necessary information to determine the application and to ensure the matters are acceptable at this location.

C2 Approval of Matters Specified in Conditions on a Planning Permission in Principle (plans)

Development shall not commence until an application for an approval of matters specified in conditions has been submitted to and approved in writing by the planning authority relating to the proposed floor plans and elevations of all buildings and shall show dimensions as well as the type and colour of all external materials.

Thereafter the matters that are approved shall be implemented in their approved form.

Reason: To ensure the planning authority has the necessary information to determine the application and to ensure the matters are acceptable at this location.

C3 Approval of Matters Specified in Conditions on a Planning Permission in Principle (materials)

Development shall not commence until an application for an approval of matters specified in conditions has been submitted to and approved in writing by the planning authority relating to the type and colour of all hard surfacing materials.

Thereafter the matters that are approved shall be implemented in their approved form.

Reason: To ensure the planning authority has the necessary information to determine the application and to ensure the matters are acceptable at this location.

C4 Approval of Matters Specified in Conditions on a Planning Permission in Principle (phasing)

Development shall not commence until an application for an approval of matters specified in conditions has been submitted to and approved in writing by the planning authority relating to the phasing of the development.

Thereafter the matters that are approved shall be implemented in their approved form.

Reason: To ensure the planning authority has the necessary information to determine the application and to ensure the matters are acceptable at this location.

C5 Approval of Matters Specified in Conditions on a Planning Permission in Principle (levels)

Development shall not commence until an application for an approval of matters specified in conditions has been submitted to and approved in writing by the planning authority relating to the proposed ground levels throughout the site and proposed finished floor levels, in relation to a fixed datum point. The application shall include existing ground levels taken from the same fixed datum point.

Thereafter the matters that are approved shall be implemented in their approved form.

Reason: To ensure the planning authority has the necessary information to determine the application and to ensure the matters are acceptable at this location.

C6 Approval of Matters Specified in Conditions on a Planning Permission in Principle (landscaping)

Development shall not commence until an application for approval of the following matters has been submitted to and approved in writing by the planning authority relating to the proposed landscaping at the site. Details of the scheme shall include (as appropriate):

- i) Details of any earth mounding, hard landscaping, grass seeding and turfing;
- ii) A scheme of tree and shrub planting, incorporating details of the number, variety and size of trees and shrubs to be planted;
- iii) Other structures such as street furniture, play equipment;
- iv) Details of the phasing of these works;
- v) Proposed levels;
- vi) Schedule of maintenance.

Thereafter the matters that are approved shall be implemented in their approved form.

Reason: To ensure the planning authority has the necessary information to determine the application and to ensure the matters are acceptable at this location.

C7 Approval of Matters Specified in Conditions on a Planning Permission in Principle (play areas)

Development shall not commence until an application for approval of the following matters has been submitted to and approved in writing by the planning authority relating to a scheme for the provision of equipped play area(s). The scheme shall include:-

- a) details of the type and location of play equipment, seating and litter bins to be situated within the play area(s);
- b) details of the surface treatment of the play area, including the location and type of safety surfaces to be installed;
- c) details of fences to be erected around the play area(s);
- d) details of the phasing of these works; and
- e) details of the future maintenance of the play area(s).

Thereafter measures that are approved shall be implemented in their approved form.

Reason: To ensure the planning authority has the necessary information to determine the application and to ensure the matters are acceptable at this location.

C8 Approval of Matters Specified in Conditions on a Planning Permission in Principle (SUDS)

Development shall not commence until an application for approval of matters specified in conditions has been submitted to and approved in writing by the planning authority relating to the details of surface water management and Sustainable Urban Drainage Systems proposals.

Thereafter the matters that are approved shall be implemented in their approved form.

Reason: To ensure the planning authority has the necessary information to determine the application and to ensure the matters are acceptable at this location.

C9 Approval of Matters Specified in Conditions on a Planning Permission in Principle (bin stores)

Development shall not commence until an application for an approval of matters specified in conditions has been submitted to and approved in writing by the planning authority relating to the bin stores to be erected on site.

Thereafter the matters that are approved shall be implemented in their approved form.

Reason: To ensure the planning authority has the necessary information to determine the application and to ensure the matters are acceptable at this location.

C10 Approval of Matters Specified in Conditions on a Planning Permission in Principle (walls/fences)

Development shall not commence until an application for an approval of matters specified in conditions has been submitted to and approved in writing by the planning authority relating to all walls (including retaining walls) and fences to be erected on site.

Thereafter the matters that are approved shall be implemented in their approved form.

Reason: To ensure the planning authority has the necessary information to determine the application and to ensure the matters are acceptable at this location.

C11 Approval of Matters Specified in Conditions on a Planning Permission in Principle (tree survey)

Development shall not commence until an application for an approval of matters specified in conditions has been submitted to and approved in writing by the planning authority relating to the trees that have been surveyed on site. This survey shall be displayed on a site layout plan and include an identification of existing tree species, an estimation of their height and spread of branches and their location within the site accurately plotted (any trees around the perimeter which overhangs into the site shall also be included). Those trees which are proposed to be felled or removed shall be separately identified.

Thereafter the matters that are approved shall be implemented in their approved form.

Reason: To ensure the planning authority has the necessary information to determine the application and to ensure the matters are acceptable at this location.

C12 Approval of Matters Specified in Conditions on a Planning Permission in Principle (sightlines)

Development shall not commence until an application for an approval of matters specified in conditions has been submitted to and approved in writing by the planning authority relating to the visibility splays to be provided in both directions at the junction of the new access with the existing road.

Thereafter the matters that are approved shall be implemented in their approved form.

Reason: To ensure the planning authority has the necessary information to determine the application and to ensure the matters are acceptable at this location.

C13 Approval of Matters Specified in Conditions on a Planning Permission in Principle (floodlighting)

Development shall not commence until an application for an approval of matters specified in conditions has been submitted to and approved in writing by the planning authority relating to the proposed external lighting (including details of the lighting units, the angle and intensity of illumination, and hours of operation).

Thereafter the matters that are approved shall be implemented in their approved form.

Reason: To ensure the planning authority has the necessary information to determine the application and to ensure the matters are acceptable at this location.

C14 Approval of Matters Specified in Conditions on a Planning Permission in Principle (site investigation)

Development shall not commence until an application for an approval of matters specified in conditions has been submitted to and approved in writing by the planning authority relating to a scheme to decontaminate/remediate the site. The scheme shall contain details of:

- i) the nature, extent and type(s) of contamination on the site;
- ii) measures to treat/remove contamination to ensure the site is fit for the use proposed;
- iii) measures to deal with contamination during construction works;
- iv) the phasing of the decontamination/remediation works.

Before any part of the development is occupied or brought into use the approved measures to decontaminate/remediate the site shall be fully implemented unless a phased completion or occupation is agreed as part of the approved scheme in which case the phased completion is undertaken in accordance with the approved scheme.

Reason: In the interests of public health and to protect users of the development and the wider environment from the effects of contamination.

C15 Phasing of Development

Development shall not commence until details of the phasing of the development have been submitted to and approved in writing by the planning authority. Thereafter the development shall be implemented in accordance with the approved phasing scheme.

Reason: In order to ensure a properly programmed development.

C16 Temporary Planning Permission

The development hereby approved shall cease on [specify date]. At the end of the period of permission, the building(s) shall be removed or the use discontinued and the land restored to its former condition [specify time period].

Reason: The proposed development is of a temporary nature and to ensure the timeous reinstatement of the land in the interests of the amenity of the area.

C17 Use Restriction

Notwithstanding the provisions of the Town & Country Planning (Use Classes) (Scotland) Order 1997, the land/premises shall be used solely as a [specify] and for no other purpose in Class [specify] of the specified Order.

Reason: To ensure the planning authority retains control over future developments on the site.

C18 Permitted Development Restriction

Notwithstanding the provisions of [specify classes] of the Town & Country Planning (General Permitted Development) (Scotland) Order 1992, no development [specify type of development] shall take place within the curtilage of the application site without planning permission.

Reason: To ensure that the planning authority retains control over future development on the site.

C19 Hours of Use/Operation

The use hereby approved shall only be open to the public between the hours of [specify] unless otherwise minor and temporary amendments are otherwise agreed in advance in writing by the planning authority. The premises shall be vacated within one hour of closure to the public.

Reason: To protect adjacent residential properties from noise/disturbance.

C20 Agricultural Occupancy

Occupation of the dwelling shall be limited to a person(s) solely or mainly employed or last employed in the locality of [specify location/farm] and as identified on the enclosed plan, in agriculture as defined in Section 277(1) of the Town & Country Planning (Scotland) Act 1997 or to a widow or widower, spouse, ascendants, descendants of and those living in family with such person(s).

Reason: The site is located within an area identified in the development plan as being inappropriate for new residential development unless related to the essential needs of agriculture.

C21 Personal Permission

The permission hereby granted shall be for the benefit of [specify] only and on discontinuance of the occupation or use of the land by [specify], the use hereby permitted shall cease and the land/buildings shall be restored to their original use [specify when].

Reason: Permission is granted in this case solely because of the extenuating personal circumstances.

C22 Materials

Development shall not commence until samples of materials to be used on all external surfaces of the building and hard surfaces have been submitted to and approved in writing by the planning authority. Thereafter the development shall be implemented in accordance with the approved details.

Reason: To ensure the development is acceptable in appearance.

C23 General Fences & Walls

Development shall not commence until details and location of all walls (including retaining walls) and fences to be erected on the site have been submitted to and approved in writing by the planning authority. Thereafter the development shall be implemented in accordance with the approved details.

Reason: To ensure the development is acceptable in appearance.

C24 Specific Fences & Walls

Walls/Fences [specify] shall be erected in the position highlighted in [specify colour] on drawing [specify drawing number] prior to the use/occupation of the development hereby approved. Development shall not commence until details of the walls/fences have been submitted to and approved in writing by the planning authority. Thereafter the development shall be implemented in accordance with the approved details.

Reason: To ensure the development is acceptable in appearance.

C25 Screen Fence

A [specify] metre high fence shall be erected along the boundary marked blue on the approved plans prior to the development hereby permitted being brought into use/occupied. Development shall not commence until details of the type of fence shall be submitted to and approved in writing of the planning authority. This fence shall be erected in accordance with the approved details and shall be retained in this position and shall not be removed unless approved in writing by the planning authority.

Reason: To protect the privacy of the adjacent property and to prevent overlooking.

C26 Obscure Glazing

The windows shaded [specify colour] on the approved plan shall be glazed with obscure glass prior to the development being brought into use/occupied. The obscure glass shall be retained in position and shall not be removed unless approved in writing by the planning authority. Development shall not commence until a sample of the obscure glass has been submitted to and approved in writing by the planning authority.

Reason: To protect the privacy of the adjacent property and to prevent overlooking.

C27 Levels

Development shall not commence until detailed levels, diagrams and sections, showing the existing and proposed levels throughout the site and finished floor levels in relation to a fixed datum point have been submitted to and approved in writing by the planning authority. Thereafter the development shall be constructed in accordance with the approved levels, diagrams and sections.

Reason: To ensure that the levels are acceptable at this location.

C28 Submission of Landscaping

Development shall not commence until a scheme of hard and soft landscaping works has been submitted to and approved in writing by the planning authority. Details of the scheme shall include (as appropriate):-

- i) Details of any earth mounding, hard landscaping, grass seeding and turfing;
- ii) A scheme of tree and shrub planting, incorporating details of the number, variety and size of trees and shrubs to be planted;
- iii) Other structures such as street furniture and play equipment;
- iv) Details of the phasing of the landscaping works;
- v) Proposed levels; and
- vi) Schedule of maintenance.

Thereafter the landscaping works shall be fully implemented as approved.

Reason: To ensure the implementation of a satisfactory scheme of landscaping to improve the environment quality of the development.

C29 Completion of Landscaping

The development shall be landscaped in accordance with the approved scheme as follows:-

- a) Completion of the scheme during the first planting season following the completion of the buildings or in compliance with the phasing programme agreed to comply with Condition [specify number] above.
- b) Maintenance of the landscaped area for a period of five years. Any trees, shrubs or areas of grass which die, are removed, damaged or diseased within 5 years of the completion of the landscaping shall be replaced in the next planting season with others of a similar size and species.

Reason: To ensure the implementation of a satisfactory scheme of landscaping to improve the environment quality of the development.

C30 Management of Landscaping/open space

Development shall not commence until details have been submitted of a management scheme to ensure that the landscaped areas and other areas of common ownership are maintained to an approved standard. The management scheme requires to be approved in writing by the planning authority and shall thereafter be in place prior to the occupation of [specify when/number] dwelling unit on the site.

Reason: In the interests of the amenity of the site and the surrounding area.

C31 Tree Survey

Development shall not commence until a detailed survey of all trees and hedges on the site has been undertaken and the survey shall then be submitted to and approved in writing by the planning authority. This survey shall be displayed on a site layout plan and include an identification of existing tree species, an estimation of their height and spread of branches and their location within the site accurately plotted (any trees around the perimeter which overhangs into the site shall also be included). Those trees which are proposed to be felled or removed shall be separately identified. Thereafter any treeworks shall be implemented as approved.

Reason: To protect the existing trees and shrubs so that they continue to contribute to the environmental quality of the area and soften the impact of the development.

C32 Protection of Trees 2

Development shall not commence until the trees marked for retention on [specify drawing reference] have been protected by suitable fencing. Fencing shall be erected on at least the fullest extent of the canopy on broadleaf trees and half the height of conifer trees as set out in BS3998/2010 and BS5837/2012. Development shall not commence until details of the location and type of fencing have been submitted to and approved in writing by the planning authority.

Reason: To protect the existing trees and shrubs so that they continue to contribute to the environmental quality of the area and soften the impact of the development.

C33 Protection of Trees

Existing trees and shrubs within the application site [identify specific trees/locations] shall not be felled, removed or disturbed in any way without the prior approval in writing by the planning authority.

Reason: To protect the existing trees and shrubs so that they continue to contribute to the environmental quality of the area and soften the impact of the development.

C34 Play Areas – Submission of Scheme

Development shall not commence until a scheme for the provision of equipped play area(s) has been submitted to and approved in writing by the planning authority and shall include:

- a) details of the type and location of play equipment, seating and litter bins to be situated within the play area(s);
- b) details of the surface treatment of the play area, including the location and type of safety surfaces to be installed;
- c) details of fences to be erected around the play area(s);
- d) details of the phasing of these works; and
- e) details of the future maintenance of the play area(s).

Thereafter the play area(s) shall be implemented as approved and maintained in accordance with the approved scheme.

Reason: To ensure the provision of adequate play facilities within the site.

C35 Play Areas – Implementation

Prior to the occupation of the [specify number] dwellinghouse within the development, all the works required for the provision of equipped play area(s) included in the scheme approved under the terms of condition [specify] above, shall be completed and thereafter the area(s) shall not be used for any purpose other than as a play area(s).

Reason: To ensure the provision of adequate play facilities within the site at an appropriate time and to guarantee their long term future.

C36 Visibility Splays

Visibility splays of [specify] metres by [specify] metres as shown on the approved drawing [specify] shall be provided in both directions at the junction of the new access with the existing road prior to the [commencement of use of the development/occupancy of any house (specify which)] and thereafter maintained free from any obstructions exceeding a height of 1.05m above the adjacent road.

Reason: To enable drivers of vehicles leaving the site to have a clear view over a length of road sufficient to allow safe exit.

C37 Parking

The parking spaces shown on the submitted layout plan shall be constructed, surfaced and delineated on the site in all respects before the development hereby approved is brought into use/occupied.

Reason: To ensure the provision of adequate parking facilities to reduce the incidence of roadside parking.

C38 Green Travel Plan

Development shall not commence until a Green Travel Plan for the site has been submitted to and approved in writing by the planning authority. The Green Travel Plan shall consider walking, cycling and public transport access to the development and identify measures to be provided, mode share targets, the system of management and reporting mechanisms. Thereafter the approved plan shall be fully implemented prior to the occupation/use of [specify any part of/all of the development as necessary] hereby approved.

Reason: To be consistent with the requirements of Scottish Planning Policy on promoting sustainable transport and active travel.

C39 Archaeology recording

The developer shall undertake recording of archaeological resources within the development site.

No development shall take place within the development site as outlined in red on the approved plan until the developer 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 agreed by West of Scotland Archaeology Service and approved in writing by the planning authority. Thereafter the developer shall ensure that the programme of archaeological works is fully implemented and that all recording and recovery of archaeological resources within the development site is undertaken in accordance with the agreed programme.

Reason: In order to identify and protect any archaeological remains and to allow the planning authority to consider this matter in detail.

C40 Archaeological watching brief

The developer shall secure the implementation of an archaeological watching brief, to be carried out by an archaeological organisation acceptable to the planning authority, during development work. The retained archaeological organisation shall be afforded access at all reasonable times and allowed to record and recover items of interest and finds. Terms of Reference for the watching brief will be supplied by the West of Scotland Archaeology Service. The name of the archaeological organisation retained by the developer shall be given to the planning authority and to the West of Scotland Archaeology Service in writing not less than 14 days before development commences.

Reason: In order to protect any archaeological remains and to allow the planning authority to consider this matter in detail.

C41 Contaminated Land

Development shall not commence until a scheme to deal with contamination on the site has been submitted to and approved in writing by the planning authority. The scheme shall contain details of:

- i) the nature, extent and type(s) of contamination on the site;
- ii) measures to treat/remove contamination to ensure the site is fit for the use proposed;
- iii) measures to deal with contamination during construction works.

Before any part of the development is occupied/used the approved measures to decontaminate/remediate the site shall be fully implemented unless a phased completion and occupation is agreed as part of the approved scheme.

Reason: In the interests of public health and to protect users of the development and the wider environment from the effects of contamination.

C42 Decontamination/remediation

Prior to the occupation of the building(s) hereby approved the measures to decontaminate/remediate the site approved as part of this planning permission shall be fully implemented in which case the phased completion is undertaken in accordance with the approved scheme.

Reason: In the interests of public health and to protect users of the development and the wider environment from the effects of contamination.

C43 Bin Stores

Development shall not commence until plans and elevations of the proposed bin stores have been submitted to and approved in writing by the planning authority Thereafter the bin stores shall be implemented as approved and retained in perpetuity.

Reason: To ensure that the bin stores are of a size able to accommodate East Renfrewshire's recycling facilities and are acceptable in appearance.

C44 Hot Food Shops

Development shall not commence until exact details and specification of all ventilation and extraction systems, together with details of their maintenance, to serve the hot food premises have been submitted to and approved in writing by the planning authority. Thereafter the approved details shall be fully implemented prior to the hot food premises first opening and retained and maintained according to the approved details in perpetuity.

Reason: To protect local residents from nuisance resulting from cooking odours.

C45 Floodlighting

Development shall not commence until details of all external lighting (including details of the lighting units, the angle and intensity of illumination and hours of operation) have been submitted to and approved in writing by the planning authority. Thereafter the lighting shall be implemented as approved.

Reason: In order to ensure that the lighting is acceptable at this location and to protect the amenity of the surrounding area.

C46 SUDS

The principles of Sustainable Urban Drainage Systems (SUDS) for the surface water regime shall be incorporated into the development. Development shall not commence until details of the surface water management and SUDS proposals have been submitted to and approved in writing by the planning authority. Thereafter the surface water management details shall fully be implemented as approved.

Reason: In the interests of sustainable development.

C47 Hours of Construction

There shall be no construction work or offloading of delivered materials at the development site outwith the hours of 0800 to 1900 Monday to Friday and 0800 to 1300 on Saturday with no working on Sunday or local or national public holidays unless minor and temporary amendments have been otherwise agreed in advance in writing by the planning authority.

Reason: To prevent noise nuisance to the surrounding area.

C48 Stone Cleaning

Development shall not commence until details of the proposed method of stone cleaning has been submitted to and approved in writing by the planning authority. Thereafter the method of stone cleaning shall be implemented as approved.

Reason: In the interests of visual amenity and to ensure that the proposals do not adversely affect the architectural and historic character of the building.

C49 Stone Pointing

Development shall not commence until details and specifications of the proposed stone pointing including the materials to be used have been submitted to and approved in writing by the planning authority. Thereafter the stone pointing shall be implemented as approved.

Reason: In the interests of visual amenity and to ensure that the proposals do not adversely affect the architectural and historic character of the building.

C50 Harling

Development shall not commence until details of the proposed harling have been submitted to and approved in writing by the planning authority. Thereafter the harling shall be implemented as approved.

Reason: In the interests of visual amenity and to ensure that the proposals do not adversely affect the architectural and historic character of the building.

C51 Sash and Case

Notwithstanding the details shown on the approved plan the windows shall be traditional sliding timber sash and casement windows. Development shall not commence until details of all windows, indicating size of mullions, number of astragals and depth of recess have been submitted in the form of a drawing at a scale of 1:20 and approved in writing by the planning authority. Thereafter the windows shall be implemented as approved.

Reason: In the interests of visual amenity and to ensure that the proposals do not adversely affect the architectural and historic character of the building.

C52 Rooflights

The rooflights proposed shall be of traditional form and/or 'conservation style'. Development shall not commence until details of the rooflights have been submitted to and approved in writing by the planning authority. Thereafter the rooflights shall be implemented as approved.

Reason: In the interests of visual amenity and to ensure that the proposals do not adversely affect the architectural and historic character of the building.

C53 Stonework Texture

The coursing and surface finish of the replacement stonework shall match, in terms of texture and appearance, the stone on the existing building(s). Development shall not commence until a sample has been submitted to and approved in writing by the planning authority. Thereafter the replacement stonework shall be implemented as approved.

Reason: In the interests of visual amenity and to ensure that the proposals do not adversely affect the architectural and historic character of the building

C54 Illuminated Signs

The level of illumination shall not exceed [specify] candelas per square metre with maximum uniformity of [specify].

Reason: In the interests of public safety on the highway.

C55 Temporary Signs

The consent hereby approved shall be for a temporary period of [specify years] from the date of this consent. At the end of the period of consent the sign shall be completely removed from site and the land reinstated to its former condition within [specify a date/time period] of the expiry of the consent.

Reason: The display of the sign is for a temporary period only in the interests of visual amenity.

C56 Wheel Washing

Development shall not commence until details of vehicle wheel cleaning facilities and a road cleaning strategy have been submitted to and approved in writing by the planning authority. Thereafter the approved vehicle wheel cleaning facilities and road cleaning strategy shall be implemented as approved. All construction vehicles exiting the site shall have all tyres and wheels cleaned before entering the road.

Reason: To ensure mud and deleterious materials are not transferred to the road.