

Sample Conditions

On site renewable energy generation

Prior to the development commencing, a scheme for incorporation of on site renewable energy generation technology shall be submitted for approval in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details and retained thereafter for the lifetime of the development unless otherwise agreed in writing by the Local Planning Authority.

Sustainable Drainage (where a sustainable drainage scheme is required but nothing suitable has been proposed)

No building hereby permitted shall be occupied until surface water drainage works have been implemented in accordance with details that have been submitted to and approved in writing by the local planning authority. Before these details are submitted an assessment shall be carried out of the potential for disposing of surface water by means of a sustainable drainage system in accordance with the principles set out in Annex F of PPS25 (or any subsequent version), and the results of the assessment provided to the local planning authority. Where a sustainable drainage scheme is to be provided, the submitted details shall:

- i. provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
- ii. include a timetable for its implementation; and
- iii. provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

Sustainable Drainage (where an appropriate sustainable drainage scheme has been submitted with the application and it is accompanied by an agreed implementation, management and maintenance plan)

No building hereby permitted shall be occupied until the sustainable drainage scheme for the site has been completed in accordance with the submitted details. The sustainable drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.

Sustainable Drainage (where an appropriate sustainable drainage scheme has been submitted with the application but without details of implementation, management and maintenance)

No development shall take place until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:

- i. a timetable for its implementation, and



- ii. a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

CODE FOR SUSTAINABLE HOMES

The dwelling(s) shall achieve Level X of the Code for Sustainable Homes. No dwelling shall be occupied until a final Code Certificate has been issued for it certifying that Code Level X has been achieved

BREEAM

No building shall be occupied until a final Certificate has been issued certifying that BREEAM (or any such equivalent national measure of sustainable building which replaces that scheme) rating (SPECIFY) has been achieved for this development

Alternative

Evidence that each element of the development is registered with a BREEAM certification body and that a pre-assessment report (or design stage certificate with interim rating if available) has been submitted indicating that the development can achieve the stipulated BREEAM level (specify) shall be presented to the local planning authority within 6 weeks of the date of this decision and a final certificate shall be presented to the local planning authority within 6 months of the occupation of the development

Decentralised Energy Supply

At least 10% of the energy supply of the development shall be secured from decentralised and renewable or low-carbon energy sources (insert reference to definition). Details and a timetable of how this is to be achieved, including details of physical works on site, shall be submitted to and approved in writing by the Local Planning Authority [as a part of the reserved matters submissions required by condition x]. The approved details shall be implemented in accordance with the approved timetable and retained as operational thereafter, unless otherwise agreed in writing by the Local Planning Authority.

Site Waste Management Plan

No development shall take place until a Site Waste Management Plan, confirming how demolition and construction waste will be recovered and re-used on the site or at other sites, has been submitted to and approved in writing by the Local Planning Authority. The approved Plan shall be implemented in full unless otherwise agreed in writing with the Local Planning Authority.

Living Roof

Details of the proposed living roofs including their type, location and specific purpose together with a maintenance schedule shall be submitted to and approved in writing by the Local Planning Authority prior to the construction of the parts of the building containing a living roof. The living roofs shall be constructed in accordance with the approved details and thereafter maintained in accordance with the approved maintenance schedule.

Sustainable Construction Planning Condition (Leeds City Council, 2012)

Prior to the commencement of construction of the development an **appropriate / updated** Sustainability Statement following the guidelines of the Supplementary Planning Document (SPD) '*Building for Tomorrow Today*' shall be submitted which will include a detailed scheme comprising (i) a proposal to use the Waste and Resources Programme's (WRAP) Net Waste Tool kit and an **updated / appropriate** Site Waste Management Plan (SWMP), (ii) a pre-assessment **for each phase of development** using the **BREEAM /and/or/ CfSH** assessment method to **agree BRE standard(s)** (iii) an energy plan showing the percentage of on-site energy that will be produced by Low and Zero Carbon (LZC) technologies will meet the 10% minimum target and a carbon reduction target and plan for the development to reduce carbon emissions by 20% above Building Regulations and approved by the Local Planning Authority and the development shall be carried out in accordance with the detailed scheme; and

(a) Prior to the occupation of **each phase of** the development a post-construction review statement for that phase shall be submitted by the applicant including a BRE certified **BREEAM /and/or/ CfSH** final assessment and associated paper work and approved in writing by the Local Planning Authority

(b) The development and buildings comprised therein shall be maintained and any repairs shall be carried out all in accordance with the approved detailed scheme and post-completion review statement or statements

To ensure the adoption of appropriate sustainable design principles in accordance with Policies GP5, GP11 and GP12 of the Unitary Development Plan, the Regional Spatial Strategy Policy ENV 5, the draft Core Strategy, and in accordance with NPPF.