Outline Permission		
Condition No.	**Current Condition Wording**	**Proposed Condition Wording**
2	a) No development shall commence until: i. The approved development site has been subjected to a detailed investigation to determine the extent, scale and nature of any contamination and an assessment of the potential risks (the "Assessment") has been carried out. ii. A report providing the details of the site investigation and the Assessment been submitted to and approved in writing by the Local Planning Authority. iii. A Remediation Method Statement (the "RMS") to address any remediation required by the Assessment including a plan for how the remediation methods will be verified, has been submitted to and approved in writing by the Local Planning Authority. b) The development shall be undertaken in strict compliance with the requirements contained within the approved RMS. Any proposed revisions to the RMS must be submitted to and approved in writing by the Local Planning Authority prior to any changes in remediation methods. c) If during development works, any contamination is encountered which was not previously identified and is derived from a different source and/or of a different type to those already identified, then no further works shall take place until a revised RMS is submitted to and approved in writing by the Local Planning Authority and the works shall then be carried out in accordance with the revised RMS. d) If during development work, site contamination is found in areas previously expected to be uncontaminated, then the remediation of those areas shall be carried out in accordance with the approved RMS.	a) No development, excluding the demolition of the dwellings shown in red on drawing no. 23.12_P100 Implementation Works Plan, shall commence until: i. The approved development site has been subjected to a detailed investigation to determine the extent, scale and nature of any contamination and an assessment of the potential risks (the "Assessment") has been carried out. ii. A report providing the details of the site investigation and the Assessment been submitted to and approved in writing by the Local Planning Authority. iii. A Remediation Method Statement (the "RMS") to address any remediation required by the Assessment including a plan for how the remediation methods will be verified, has been submitted to and approved in writing by the Local Planning Authority. b) The development (excluding the demolition of the dwellings shown in red on drawing no. 23.12_P100 Implementation Works Plan) shall be undertaken in strict compliance with the requirements contained within the approved RMS. Any proposed revisions to the RMS must be submitted to and approved in writing by the Local Planning Authority prior to any changes in remediation methods. c) If during development works , any contamination is encountered which was not previously identified and is derived from a different source and/or of a different type to those already identified, then no further works shall take place until a revised RMS is submitted to and approved in writing by the Local Planning Authority and the works shall then be carried out in accordance with the revised RMS.

	e) No building shall be occupied unless and until a Verification Report in accordance with the RMS has been submitted to and approved in writing by the Local Planning Authority. f) All investigations, assessments and reports must be carried out by a suitably qualified competent person previously agreed in writing by the Local Planning Authority and in accordance with the most recent version of BS 10175: Code of practice for the investigation of potentially contaminated sites.	d) If during development work, site contamination is found in areas previously expected to be uncontaminated, then the remediation of those areas shall be carried out in accordance with the approved RMS. e) No building shall be occupied unless and until a Verification Report in accordance with the RMS has been submitted to and approved in writing by the Local Planning Authority. f) All investigations, assessments and reports must be carried out by a suitably qualified competent person previously agreed in writing by the Local Planning Authority and in accordance with the most recent version of BS 10175: Code of practice for the investigation of potentially contaminated sites.
3	No development shall take place until a Written Scheme of Investigation for archaeological work has been submitted to and approved by the Local Planning Authority in writing, and until any pre-start element of the approved scheme has been completed to the written satisfaction of 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. The programme for post investigation assessment 3. Provision to be made for analysis of the site investigation and recording 4. Provision to be made for publication and dissemination of the analysis and records of the site investigation 5. Provision to be made for archive deposition of the analysis and records of the site investigation 6. Nomination of a competent person or persons/organization to undertake the works set out within the Written Scheme of Investigation No development shall take place other than in accordance with the archaeological Written Scheme of Investigation approved under condition (a).	No development, excluding the demolition of the dwellings shown in red on drawing no. 23.12_P100 Implementation Works Plan, shall take place until a Written Scheme of Investigation for archaeological work has been submitted to and approved by the Local Planning Authority in writing, and until any pre-start element of the approved scheme (excluding the demolition of the dwellings shown in red on drawing no. 23.12_P100 Implementation Works Plan) has been completed to the written satisfaction of 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. The programme for post investigation assessment 3. Provision to be made for analysis of the site investigation and recording 4. Provision to be made for publication and dissemination of the analysis and records of the site investigation 5. Provision to be made for archive deposition of the analysis and records of the site investigation 6. Nomination of a competent person or persons/organization to undertake the works set out within the Written Scheme of Investigation No development, excluding the demolition of the dwellings shown in red on drawing no. 23.12_P100 Implementation Works Plan, shall take place other

	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 archaeological Written Scheme of Investigation approved under condition (a) and the provision to be made for analysis, publication and dissemination of results and archive deposition has been secured.	than in accordance with the archaeological Written Scheme of Investigation approved under condition (a). 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 archaeological Written Scheme of Investigation approved under condition (a) and the provision to be made for analysis, publication and dissemination of results and archive deposition has been secured.
5	No development shall take place including any works of demolition until a construction management plan or construction method statement has been submitted to and been approved in writing by the Local Planning Authority. The approved plan/statement shall be adhered to throughout the construction period. The statement shall provide for: a. Parking of vehicles of site operatives and visitors b. routes for construction traffic, including abnormal loads/cranes etc c. hours of operation d. method of prevention of debris being carried onto highway e. pedestrian and cyclist protection f. proposed temporary traffic restrictions g. arrangements for turning vehicles	a) The approved demolition works (as shown in red on drawing no. 23.12_P100 Implementation Works Plan) shall not take place until a Demolition Management Plan (DMP) has been submitted to and approved in writing by the Local Planning Authority. The demolition works shall be thereafter carried out strictly in accordance with the approved DMP. The DMP shall include details of: a. Parking of vehicles of site operatives and visitors b. routes for construction traffic, including abnormal loads/cranes etc c. hours of operation d. method of prevention of debris being carried onto highway e. pedestrian and cyclist protection f. proposed temporary traffic restrictions g. arrangements for turning vehicles b) No development, excluding the demolition of the dwellings shown in red on drawing no. 23.12_P100 Implementation Works Plan, shall take place including any other works of demolition until a construction management plan or construction method statement has been submitted to and been approved in writing by the Local Planning Authority. The approved plan/statement shall be adhered to throughout the construction period. The statement shall provide for: a. Parking of vehicles of site operatives and visitors

		b. routes for construction traffic, including abnormal loads/cranes etc c. hours of operation d. method of prevention of debris being carried onto highway e. pedestrian and cyclist protection f. proposed temporary traffic restrictions g. arrangements for turning vehicles
7	No development shall take place until a demolition and construction environmental method statement has been submitted to and approved in writing by the Local Planning Authority. The approved statement shall be adhered to throughout the development period and shall provide for: a) no demolition or construction works, or deliveries to and from the site, outside the hours of 08:00-18:00 on weekdays, 08:00-13:00 on Saturdays and not at all on Sundays or public holidays; b) measures to control the emission of dust and dirt during demolition and construction works and from vehicles entering or leaving the site, including notification of any proposed on-site crushing and/or screening of bricks, tiles or concrete; c) a scheme for recycling/disposing of waste resulting from demolition and construction works; d) no burning of materials on-site; e) measures for the control of works causing noise or vibration.	a) The approved demolition works (as shown in red on drawing no. 23.12_P100 Implementation Works Plan) shall not take place until a demolition ~~and construction~~ environmental method statement has been submitted to and approved in writing by the Local Planning Authority. The approved statement shall be adhered to throughout the development period and shall provide for: a) no demolition ~~or construction~~ works, or deliveries to and from the site, outside the hours of 08:00-18:00 on weekdays, 08:00-13:00 on Saturdays and not at all on Sundays or public holidays; b) measures to control the emission of dust and dirt during demolition ~~and construction~~ works and from vehicles entering or leaving the site, including notification of any proposed on-site crushing and/or screening of bricks, tiles or concrete; c) a scheme for recycling/disposing of waste resulting from demolition ~~and construction~~ works; d) no burning of materials on-site; e) measures for the control of works causing noise or vibration. b) No development, excluding the demolition of the dwellings shown in red on drawing no. 23.12_P100 Implementation Works Plan, shall take place until a demolition and construction environmental method statement has been submitted to and approved in writing by the Local

		Planning Authority. The approved statement shall be adhered to throughout the development period and shall provide for: a) no demolition or construction works, or deliveries to and from the site, outside the hours of 08:00-18:00 on weekdays, 08:00-13:00 on Saturdays and not at all on Sundays or public holidays; b) measures to control the emission of dust and dirt during demolition and construction works and from vehicles entering or leaving the site, including notification of any proposed on-site crushing and/or screening of bricks, tiles or concrete; c) a scheme for recycling/disposing of waste resulting from demolition and construction works; d) no burning of materials on-site; e) measures for the control of works causing noise or vibration.
8	No development shall take place until a detailed design and associated management and maintenance plan of the surface water drainage for the site, in accordance with the principles outlined within: a. Former LB Plastics Site Belper Flood Risk Assessment, RSE_1544_02_V6 (RammSanderson March 2020) including any subsequent amendments or updates to those documents as approved by the Flood Risk Management Team" b. And DEFRA's Non-statutory technical standards for sustainable drainage systems (March 2015), have been submitted to and approved in writing by the Local Planning Authority. The approved drainage system shall be implemented in accordance with the approved detailed design, prior to the use of the building commencing.	No development, excluding the demolition of the dwellings shown in red on drawing no. 23.12_P100 Implementation Works Plan, shall take place until a detailed design and associated management and maintenance plan of the surface water drainage for the site, in accordance with the principles outlined within: a. Former LB Plastics Site Belper Flood Risk Assessment, RSE_1544_02_V6 (RammSanderson March 2020) including any subsequent amendments or updates to those documents as approved by the Flood Risk Management Team" b. And DEFRA's Non-statutory technical standards for sustainable drainage systems (March 2015), have been submitted to and approved in writing by the Local Planning Authority. The approved drainage system shall be implemented in accordance with the approved detailed design, prior to the use of the building commencing.

9	No development shall take place until a detailed assessment has been provided to and approved in writing by the Local Planning Authority, to demonstrate that the proposed destination for surface water accords with the drainage hierarchy as set out in paragraph 80 reference ID: 7-080-20150323 of the planning practice guidance.	No development, excluding the demolition of the dwellings shown in red on drawing no. 23.12_P100 Implementation Works Plan, shall take place until a detailed assessment has been provided to and approved in writing by the Local Planning Authority, to demonstrate that the proposed destination for surface water accords with the drainage hierarchy as set out in paragraph 80 reference ID: 7-080-20150323 of the planning practice guidance.
10	Prior to commencement of the development, details indicating how additional surface water run-off from the site will be avoided during the construction phase shall be submitted to and approved in writing by the Local Planning Authority. The applicant may be required to provide collection, balancing and/or settlement systems for these flows. The approved system shall be operating to the satisfaction of the Local Planning Authority, before the commencement of any works, which would lead to increased surface water run-off from site during the construction phase	Prior to commencement of the development, excluding the demolition of the dwellings shown in red on drawing no. 23.12_P100 Implementation Works Plan, details indicating how additional surface water run-off from the site will be avoided during the construction phase shall be submitted to and approved in writing by the Local Planning Authority. The applicant may be required to provide collection, balancing and/or settlement systems for these flows. The approved system shall be operating to the satisfaction of the Local Planning Authority, before the commencement of any works (excluding the demolition of the dwellings shown in red on drawing no. 23.12_P100 Implementation Works Plan), which would lead to increased surface water run-off from site during the construction phase.

Reserved Matters Consent		
Condition Number	**Current Condition Wording**	**Proposed Condition Wording**
3	Notwithstanding any submitted plans and information, no development shall commence until the following have been submitted to and approved in writing by the Local Planning Authority: a) Rainwater goods, including their materials and design; b) Samples of the materials to be used in the construction of the external walls and roof of the buildings; c) Colour, design and materials of exterior fenestration, doors and door frames;	Notwithstanding any submitted plans and information, no development shall commence (excluding the demolition of the dwellings shown in red on drawing no. 23.12_P100 Implementation Works Plan) until the following have been submitted to and approved in writing by the Local Planning Authority: a) Rainwater goods, including their materials and design; b) Samples of the materials to be used in the construction of the external walls and roof of the buildings; c) Colour, design and materials of exterior fenestration, doors and door frames;

	d) Hard landscaping works to include vehicular and pedestrian access and circulation areas, hard surface materials and structures such as refuse or other storage units, lighting and patio. The development shall thereafter be implemented in accordance with the approved details before the development is first brought into use and retained as such for the lifetime of the development.	d) Hard landscaping works to include vehicular and pedestrian access and circulation areas, hard surface materials and structures such as refuse or other storage units, lighting and patio. The development shall thereafter be implemented in accordance with the approved details before the development is first brought into use and retained as such for the lifetime of the development.
5	No development shall take place until a detailed design and associated management and maintenance plan of the surface water drainage for the site, in accordance with the principles outline within: a. RammSanderson (March 2020) Flood Risk Assessment: Former LB Plastics, Belper. RSE_1544_02_V6/Version 6 b. ADC Infrastructure (27/06/2023) Proposed Surface and Foul Water Drainage Strategy. ADC3247-DR-Z01-0050-P03/Version 3 c. ADC Infrastructure (26/03/2024) Drainage Technical Note. ADC3247-RP-A-V4. ""including any subsequent amendments or updates to those documents as approved by the Flood Risk Management Team" d. And DEFRA's Non-statutory technical standards for sustainable drainage systems (March 2015),have been submitted to and approved in writing by the Local Planning Authority.	No development, excluding the demolition of the dwellings shown in red on drawing no. 23.12_P100 Implementation Works Plan, shall take place until a detailed design and associated management and maintenance plan of the surface water drainage for the site, in accordance with the principles outline within: a. RammSanderson (March 2020) Flood Risk Assessment: Former LB Plastics, Belper. RSE_1544_02_V6/Version 6 b. ADC Infrastructure (27/06/2023) Proposed Surface and Foul Water Drainage Strategy. ADC3247-DR-Z01-0050-P03/Version 3 c. ADC Infrastructure (26/03/2024) Drainage Technical Note. ADC3247-RP-A-V4. ""including any subsequent amendments or updates to those documents as approved by the Flood Risk Management Team" d. And DEFRA's Non-statutory technical standards for sustainable drainage systems (March 2015),have been submitted to and approved in writing by the Local Planning Authority.
6	No development shall take place until a detailed assessment has been provided to and approved in writing by the Local Planning Authority, to demonstrate that the proposed destination for surface water accords with the drainage hierarchy as set out in paragraph 56 Reference ID:7-056-20220825 of the planning practice guidance.	No development, excluding the demolition of the dwellings shown in red on drawing no. 23.12_P100 Implementation Works Plan, shall take place until a detailed assessment has been provided to and approved in writing by the Local Planning Authority, to demonstrate that the proposed destination for surface water accords with the drainage hierarchy as set out in paragraph 56 Reference ID:7-056-20220825 of the planning practice guidance.
7	Prior to commencement of the development hereby permitted, details indicating how additional water run-off from the site to be avoided during the construction phase shall be submitted to and approved in writing by the Local Planning Authority. The information may provide details of collection, balancing and/or settlement systems of these flows. The approved system	Prior to commencement of the development hereby permitted, excluding the demolition of the dwellings shown in red on drawing no. 23.12_P100 Implementation Works Plan, details indicating how additional water run-off from the site to be avoided during the construction phase shall be submitted to and approved in writing by the Local Planning Authority. The

	shall be operating to the satisfaction of the Local Planning Authority, before the commencement of any works, which would lead to increased surface water run-off from site during the construction phase.	information may provide details of collection, balancing and/or settlement systems of these flows. The approved system shall be operating to the satisfaction of the Local Planning Authority, before the commencement of any works, which would lead to increased surface water run-off from site during the construction phase.
8	Notwithstanding the submitted information, no development shall commence (excluding site clearance) until and unless the details of waste collection arrangements, including safe access for waste collection vehicles and storage of waste bins have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed details and the facilities retained as approved for the designated purposes at all times thereafter.	Notwithstanding the submitted information, no development shall commence (excluding site clearance) until and unless the details of waste collection arrangements, including safe access for waste collection vehicles and storage of waste bins have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed details and the facilities retained as approved for the designated purposes at all times thereafter.
11	Prior to works on the hereby approved development and land being commenced a scheme detailing the existing and proposed land levels of the site including site sections, spot height, contours and the finished floor levels of all buildings with reference to on and off site datum point and their relationship to existing neighbouring buildings and land shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be constructed in accordance with the agreed levels.	Prior to works on the hereby approved development and land being commenced, excluding the demolition of the dwellings shown in red on drawing no. 23.12_P100 Implementation Works Plan, a scheme detailing the existing and proposed land levels of the site including site sections, spot height, contours and the finished floor levels of all buildings with reference to on and off site datum point and their relationship to existing neighbouring buildings and land shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be constructed in accordance with the agreed levels.