

### Appendix 3: Local Planning Authority Suggested List of Planning Conditions

1. The development hereby permitted shall begin no later than five years from the date of this notification.  
Reason: To comply with Schedule 2, Part 16 of the Town and Country Planning General Permitted Development Order 2015.
2. In the event that the development hereby permitted becomes redundant or not required for the purpose permitted, then the development and all the associated equipment shall be removed from site within three months.  
Reason: In the interests of visual amenity.
3. No excavation, demolition or development related works shall take place on site until an arboricultural method statement and a scaled and referenced tree protection plan, as per British Standard 5837:2012 (Trees in Relation to Design, Demolition and Construction – Recommendations), are submitted and approved by the Local Planning Authority. The approved arboricultural details must be adhered to in full and may only be modified subject to written agreement from the Local Planning Authority.  
Reason: to retain and protect the existing trees which form an important part of the amenity of the locality.
4. The development hereby permitted shall be implemented in accordance with the following plans numbered: 002 ELH21677\_ELH066\_86351\_SO0619\_GA\_REV A, 215 ELH21677\_ELH066\_86351\_SO0619\_GA\_REV A, 265 ELH21677\_ELH066\_86351\_SO0619\_GA\_REV A  
Reason: For the avoidance of doubt and in the interests of proper planning.