

Condition Desk report

Land north of Kingswood Road, Albrighton, Shropshire. Up to 150 homes, applicant Wain Estates (Land) Ltd. Shropshire Council decision notice 24/02662/OUT, dated 30 May 2025, outline permission with 38 planning conditions over 16 pages.

What Condition Desk does. It reads the decision notice and turns every condition into a line in a register: what the council wants in plain English, when it is due, which specialist prepares it and which documents are needed. It then lists what must be commissioned first and drafts the covering letter for each submission. A chartered planner checks every pack before it goes to the client.

1. The permission at a glance

1 Start deadline	13 With the reserved matters application	11 Before work starts	3 During the build	5 Before people move in	1 Only if something happens	4 Rule to follow throughout
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11 conditions must be cleared before work can start on site or on a phase. They need 8 different kinds of specialist: Main contractor (3), Ecologist (2), Architect (1), Transport consultant (1), Ground contamination specialist (1), Archaeologist (1), Developer or planner (1), Drainage engineer (1). These set the critical path, because a late report from any one of them stops the start.

14 of the 38 lines are shaded yellow. They are the ones where the system was less sure of its own answer, or where the independent check found a requirement the summary had missed. A planner reads those first.

2. Commission these first: the conditions that block the start

No.	Condition and what it means	When	Who prepares it	Documents needed
1	Approval of reserved matters The council wants approval of the details for appearance, landscaping, layout, scale and access (except the Kingswood Road access point) before any building starts, and the work must be done as approved.	Before work starts before any development begins	Architect	• details of appearance • details of landscaping • details of layout • details of scale • details of access, except the Kingswood Road access point • written approval from the council

No.	Condition and what it means	When	Who prepares it	Documents needed
18	Kingswood Road engineering details The council wants full engineering details of the road improvements and traffic calming on Kingswood Road, as shown on drawing VN232896 D106 Rev A, approved in writing before any building work starts. The approved works must then be finished before the first home is occupied.	Before work starts Before starting any development; works done before first dwelling occupation	Transport consultant	• Full engineering details of the Kingswood Road improvements and traffic calming measures, based on Drawing no. VN232896 D106 Rev A • Implementation of the approved works on site before the first dwelling is occupied
20	Badger mitigation strategy The council wants a badger mitigation strategy submitted and approved in writing at least six months before development starts. The strategy must include an updated survey by a qualified and experienced ecologist and set out the actions to be taken during the works, and the approved actions must be carried out.	Before work starts development starts	Ecologist	• badger mitigation strategy • updated badger survey by a qualified and experienced ecologist • written approval from the council • approved actions carried out during the works

No.	Condition and what it means	When	Who prepares it	Documents needed
21	Construction Environmental Management Plan (Biodiversity) The council wants a Construction Environmental Management Plan (Biodiversity) approved in writing before any work starts on site, including ground works and vegetation clearance. Once approved, all construction must follow the plan exactly.	Before work starts Before any development starts, including ground works and vegetation clearance	Ecologist	• Construction Environmental Management Plan (Biodiversity) including: • Scaled plan showing Wildlife/Habitat Protection Zones where construction is restricted and where protective measures will be installed • Details of protective measures (physical measures and sensitive working practices) to avoid impacts during construction, including for badgers, bats and great crested newts • Details of any site lighting required during the construction phase • Timetable showing phasing of construction activities to avoid harm to biodiversity features • Times during construction when an ecological clerk of works must be on site to oversee works • Identification of persons responsible for compliance with legal consents relating to nature conservation • Identification of persons responsible for compliance with planning conditions relating to nature conservation • Identification of persons responsible for installation of physical protection measures during construction • Identification of persons responsible for implementation of sensitive working practices during construction • Identification of persons responsible for regular inspection and maintenance of physical protection measures and monitoring of working practices during construction • Identification of persons responsible for providing training and information about Wildlife Protection Zones to all construction personnel on site • Pollution prevention measures
22	Construction management plan The council wants a construction management plan, with a method statement, approved in writing before any building work starts, and the approved plan must then be followed for the whole build.	Before work starts Before any development takes place	Main contractor	• Construction management plan incorporating a method statement covering: construction programme and phasing; 24 hour emergency contact number; hours of operation; noise and dust control measures; expected number and type of vehicles; arrangements for deliveries, waste, cranes, equipment, plant, works and visitors; size of construction vehicles; consolidation scheme for deliveries; measures to reduce vehicle movements and street parking including access for neighbouring occupiers; construction traffic routes avoiding weight and size restrictions; loading/unloading and waiting/holding areas and communication for delivery vehicles; storage locations for plant, waste and materials; arrangements for abnormal loads; temporary traffic management measures; mud prevention on the highway; communication of the plan to staff, visitors and neighbours

No.	Condition and what it means	When	Who prepares it	Documents needed
23	Site investigation and remediation The council wants the site checked for contamination before any building work starts, and any contamination found must be cleaned up and proven safe to the council's satisfaction. Reports must be approved in writing at each stage.	Before work starts Before development starts (apart from demolition needed to allow site investigation)	Ground contamination specialist	- Site Investigation Report, by a competent person following Environment Agency guidance, submitted and approved in writing before development starts - Remediation Strategy, if contamination is found, submitted and approved in writing - Carry out the clean-up works in line with the approved Remediation Strategy - Report any newly found contamination in writing immediately, with investigation and risk assessment, and a remediation scheme approved in writing if needed - Verification Report after the clean-up is finished, submitted and approved in writing to show the contamination has been made safe
24	Archaeological written scheme of investigation The council wants a written scheme for archaeological work approved before any building starts, and that work must then be carried out as set out in the scheme.	Before work starts Before any development commences	Archaeologist	- Written scheme of investigation approved in writing by the Planning Authority - Secure implementation of programme of archaeological work in accordance with written scheme of investigation
25	Phasing plan The council wants the development to follow a phasing plan. The plan must be submitted and approved in writing before any development starts.	Before work starts Before development starts	Developer or planner	- Phasing plan - Written approval from the Local Planning Authority
26	Surface and foul water drainage scheme Before work starts on each phase, submit a drainage scheme for surface water and waste water and get it approved in writing by the council. Build and use the approved scheme, and keep it maintained for the life of the development.	Before work starts commencement of development of each phase	Drainage engineer	- surface water and waste water drainage scheme - details showing the scheme would not cause stability problems on land next to the railway - details of future maintenance of the drainage system - written approval from the council - development undertaken in accordance with the approved details - approved scheme fully implemented before dwellings are first occupied - maintenance of the drainage system in accordance with the approved details for the lifetime of the development
27	Railway ground levels details Before any building work starts, the council must be given and approve in writing the full details of ground levels, earthworks and excavations within 10 metres of the railway, and the work must follow those approved details.	Before work starts Before development starts	Main contractor	- Full details of ground levels, earthworks and excavations within 10 metres of the operational railway - Submit to Local Planning Authority - Approved in writing by Local Planning Authority

No.	Condition and what it means	When	Who prepares it	Documents needed
28	Scaffolding method statement and risk assessment The council wants a method statement and risk assessment approved in writing before any works start on site. They must include details of scaffolding within 10m of the railway boundary, and the build must follow the approved details.	Before work starts works commencing on site	Main contractor	• method statement • risk assessment • details of scaffolding works within 10m of the railway boundary • written approval from the Local Planning Authority • build in accordance with the approved details

3. A draft covering letter

For each submission Condition Desk drafts the covering letter, listing the documents enclosed against each part of the condition. This is the draft for condition 23 (a) No development, with the exception of demolition works...). The planner checks it and fills the bracketed items.

[Consultant name]

[Date]

[Authority name]

Dear Sir or Madam

Application to Discharge Condition 23 – Land north of Kingswood Road, Albrighton – Planning Permission
Reference 24/02662/OUT

On behalf of our client, we write to apply for the discharge of Condition 23 of the above planning permission, which relates to land contamination. The condition requires the following, and we set out below how each requirement is addressed by the enclosed documents:

1. Requirement (a): a Site Investigation Report, undertaken by a competent person and conducted in accordance with current Environment Agency guidance 'Land Contamination: Risk Management (LCRM)', to assess the nature and extent of any contamination on the site, to be submitted to and approved in writing by the Local Planning Authority before development commences.

Enclosed: Site Investigation Report, document reference [Document reference].

2. Requirement (b): in the event that the Site Investigation Report finds the site to be contaminated, a further report detailing a Remediation Strategy ensuring that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Enclosed: Remediation Strategy, document reference [Document reference].

3. Requirement (c): the works detailed as being necessary to make safe the contamination shall be carried out in accordance with the approved Remediation Strategy.

Enclosed: details of the proposed remediation works, document reference [Document reference].

4. Requirement (d): in the event that further contamination not previously identified is found during the carrying out of the approved development, it must be reported in writing immediately to the Local Planning Authority, with any necessary investigation and risk assessment undertaken in accordance with requirement (a), and any necessary remediation scheme prepared in accordance with requirement (b), subject to the approval in writing by the Local Planning Authority.

Enclosed: a commitment to this procedure, document reference [Document reference].

5. Requirement (e): following completion of measures identified in the approved remediation scheme, a Verification Report demonstrating that the contamination identified has been made safe and that the land no longer qualifies as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land.

Enclosed: Verification Report, document reference [Document reference].

We trust that the enclosed documents are sufficient to enable the discharge of Condition 23. Should you require any further information, please do not hesitate to contact the undersigned.

Yours faithfully

[Consultant name]
Planning Consultant

Automatic check of this letter: 14 of 15 sentences judged supported by the condition text; any unsupported sentence is listed for the planner:
Application to Discharge Condition 23 – Land north of Kingswood Road, Albrighton – Planning Permission Reference 24/02662/OUT.

4. The full register

All 38 conditions, in the order they fall due. Yellow lines need a planner's eye first.

No.	Condition and what it means	When	Who prepares it	Documents needed
3	Time limit for starting development The council wants building work to start within two years after the last of the details that had to be approved later is approved.	Start deadline Approval of the last reserved matter	Developer or planner	Start the development
2	Reserved matters deadline The council wants the detailed plans (reserved matters) submitted to the local planning authority within three years of the date of this permission.	With the reserved matters application Three years from the date of this permission	Developer or planner	Application for approval of the reserved matters, submitted to the local planning authority

No.	Condition and what it means	When	Who prepares it	Documents needed
6	Housing mix report The council wants a report showing the proposed mix of homes meets local need, approved before or when the reserved matters are submitted. The scheme must then follow the approved report.	With the reserved matters application submission of reserved matters	Architect	- report on the proposed housing mix and how it meets local housing need - details of the existing homes in Albrighton - explanation of how the proposed homes balance the size, type and ownership or rental mix of existing homes - numbers of MD4(2) and MD4(3) homes proposed - number of homes proposed to meet the national space standard - amount of specialist housing proposed - submit the report to the council for written approval - build the scheme only in accordance with the agreed report
7	Parking strategy approval The council wants a parking strategy, showing car parking spaces per dwelling size, visitor parking, measures to reduce car use, and secure parking for bikes and mobility scooters, approved in writing before or when reserved matters are submitted.	With the reserved matters application Submission of reserved matters	Transport consultant	- Parking strategy covering on-plot spaces per dwelling size - Visitor parking amounts - Measures to reduce reliance on private cars - Secure parking arrangements for bikes and mobility scooters
8	Landscaping details with reserved matters The council wants full details of hard and soft landscaping with the first reserved matters submission, and the approved landscaping must then be carried out as agreed. Any trees or shrubs that die or are badly damaged or diseased within five years must be replaced within 12 months with the same size and species.	With the reserved matters application First submission of reserved matters	Landscape architect	- Planting plans, wildlife habitat creation and ecological enhancements (hibernacula, log piles, hedgehog-friendly gravel boards) - Tree and hedge planting scheme to BS 8545:2014 or current version - Details of trees and shrubs: species schedules (with scientific names), seed mixes, locations or density, planting pattern, stock type, size at planting, mulching, protection and support, planting period, date of completion, and post-planting maintenance and replacement measures - Specification and location of protective barriers to be installed before development starts (or other measures) to protect ground for planting - Written specifications for establishment of planting and habitat creation - Implementation timetables
9	Affordable housing location approval The council wants each layout application to show where the affordable homes will go on that part of the site, in line with the Section 106 Agreement, and no building work may start there until the council approves the location in writing.	With the reserved matters application Application for reserved matters relating to layout; before any works start on that part of the site	Developer or planner	- Layout showing the location of proposed affordable housing units on that part of the site - Affordable housing provided in accordance with the associated Section 106 Agreement - Written approval of the affordable housing location from the local planning authority before works commence

No.	Condition and what it means	When	Who prepares it	Documents needed
10	Reserved matters open space The council wants the first application for reserved matters to show the layout and provision of public open space, with at least 30 square metres per person, based on one person per bedroom.	With the reserved matters application first application for reserved matters	Landscape architect	• layout of public open space • provision of public open space • calculation of public open space using one person per bedroom
11	Domestic waste disposal arrangements The council wants the layout application to say how household waste will be disposed of. These arrangements must be followed while the development is being used.	With the reserved matters application Submitting the layout application	Architect	• Household waste disposal arrangements • Include the arrangements in the layout application
12	Noise and Vibration Impact Assessment The council wants a noise and vibration report with the application for the layout, showing that future residents will be protected and identifying the measures needed. The noise reduction measures must be built into each dwelling before it is first occupied.	With the reserved matters application layout application and before first occupation	Noise consultant	• Noise and Vibration Impact Assessment by a suitably qualified person • Identified noise reduction measures • Noise reduction measures carried out or installed before each dwelling is first occupied
13	Arboricultural survey and reports The council wants the reserved matters application to include tree reports and plans following British Standard 5837: 2012 (or its current version), and the building work must then follow what those approved documents say.	With the reserved matters application Submission of the reserved matters application	Tree specialist	• Tree survey • Arboricultural Impact Assessment • Arboricultural Method Statement • Tree Protection Plan
14	Tree planting scheme The council wants a tree planting scheme, written to their satisfaction and following British Standard 8545: 2014 (or its current version), to be included with the reserved matters plans. Building work must then follow the approved scheme.	With the reserved matters application Submission of the reserved matters application	Landscape architect	• Tree planting scheme prepared in line with British Standard 8545: 2014 (or current version), to the written satisfaction of the council • Details of trees and shrubs to be planted, including species, locations or density and planting pattern, type of planting stock, size at planting, means of protection and support, planting period and date of completion, and measures for post-planting maintenance and replacement of losses • Details of the specification and location of barriers (or other measures) to protect ground reserved for planting, to be installed before development starts

No.	Condition and what it means	When	Who prepares it	Documents needed
16	Ground levels and setting out details The council wants the reserved matters application to show existing and proposed ground and finished floor levels. For work next to site boundaries and existing homes, it also wants setting-out plans with distances to boundaries and ground levels at retained trees and hedges, and the build must follow approved details.	With the reserved matters application Reserved matters application	Architect	- Existing and proposed ground level details - Existing and proposed finished floor level details - Setting-out plans for buildings next to site boundaries and existing homes - Plans showing distances from buildings to boundaries of existing adjacent properties - Ground level details at retained trees and hedges - Build only in accordance with approved details
17	Ghost island junction details The council wants full plans for the new ghost island junction and site access onto Kingswood Road, including the first 100 metres of access road north of the junction, approved in writing before the first reserved matters application is submitted.	With the reserved matters application Submission of the first reserved matters application	Transport consultant	- Topographical survey of the site access onto Kingswood Road - Full engineering details of the proposed ghost island junction on Kingswood Road - Engineering details of the proposed access road, including carriageway widths and forward visibility splays for the first 100 metres north of the junction - Swept path analysis for all engineering details - Stage 1/2 Road Safety Audit for all engineering details - Details of any tree removal or protection works
19	Beamish Lane access deterrence plan The council wants a full plan for the scheme to stop vehicles using Beamish Lane, including any signs and road markings at the A41 junction. It must be submitted for the council's written approval no later than the first reserved matters application.	With the reserved matters application Submission of first reserved matters application	Transport consultant	- Full plan of the proposed scheme to deter vehicular access to Beamish Lane - Details of any signing and lining associated with the deterred access at the Beamish Lane and A41 junction - Written approval from the Local Planning Authority
1	Approval of reserved matters The council wants approval of the details for appearance, landscaping, layout, scale and access (except the Kingswood Road access point) before any building starts, and the work must be done as approved.	Before work starts before any development begins	Architect	- details of appearance - details of landscaping - details of layout - details of scale - details of access, except the Kingswood Road access point - written approval from the council

No.	Condition and what it means	When	Who prepares it	Documents needed
18	Kingswood Road engineering details The council wants full engineering details of the road improvements and traffic calming on Kingswood Road, as shown on drawing VN232896 D106 Rev A, approved in writing before any building work starts. The approved works must then be finished before the first home is occupied.	Before work starts Before starting any development; works done before first dwelling occupation	Transport consultant	- Full engineering details of the Kingswood Road improvements and traffic calming measures, based on Drawing no. VN232896 D106 Rev A - Implementation of the approved works on site before the first dwelling is occupied
20	Badger mitigation strategy The council wants a badger mitigation strategy submitted and approved in writing at least six months before development starts. The strategy must include an updated survey by a qualified and experienced ecologist and set out the actions to be taken during the works, and the approved actions must be carried out.	Before work starts development starts	Ecologist	- badger mitigation strategy - updated badger survey by a qualified and experienced ecologist - written approval from the council - approved actions carried out during the works

No.	Condition and what it means	When	Who prepares it	Documents needed
21	Construction Environmental Management Plan (Biodiversity) The council wants a Construction Environmental Management Plan (Biodiversity) approved in writing before any work starts on site, including ground works and vegetation clearance. Once approved, all construction must follow the plan exactly.	Before work starts Before any development starts, including ground works and vegetation clearance	Ecologist	• Construction Environmental Management Plan (Biodiversity) including: • Scaled plan showing Wildlife/Habitat Protection Zones where construction is restricted and where protective measures will be installed • Details of protective measures (physical measures and sensitive working practices) to avoid impacts during construction, including for badgers, bats and great crested newts • Details of any site lighting required during the construction phase • Timetable showing phasing of construction activities to avoid harm to biodiversity features • Times during construction when an ecological clerk of works must be on site to oversee works • Identification of persons responsible for compliance with legal consents relating to nature conservation • Identification of persons responsible for compliance with planning conditions relating to nature conservation • Identification of persons responsible for installation of physical protection measures during construction • Identification of persons responsible for implementation of sensitive working practices during construction • Identification of persons responsible for regular inspection and maintenance of physical protection measures and monitoring of working practices during construction • Identification of persons responsible for providing training and information about Wildlife Protection Zones to all construction personnel on site • Pollution prevention measures
22	Construction management plan The council wants a construction management plan, with a method statement, approved in writing before any building work starts, and the approved plan must then be followed for the whole build.	Before work starts Before any development takes place	Main contractor	• Construction management plan incorporating a method statement covering: construction programme and phasing; 24 hour emergency contact number; hours of operation; noise and dust control measures; expected number and type of vehicles; arrangements for deliveries, waste, cranes, equipment, plant, works and visitors; size of construction vehicles; consolidation scheme for deliveries; measures to reduce vehicle movements and street parking including access for neighbouring occupiers; construction traffic routes avoiding weight and size restrictions; loading/unloading and waiting/holding areas and communication for delivery vehicles; storage locations for plant, waste and materials; arrangements for abnormal loads; temporary traffic management measures; mud prevention on the highway; communication of the plan to staff, visitors and neighbours

No.	Condition and what it means	When	Who prepares it	Documents needed
23	Site investigation and remediation The council wants the site checked for contamination before any building work starts, and any contamination found must be cleaned up and proven safe to the council's satisfaction. Reports must be approved in writing at each stage.	Before work starts Before development starts (apart from demolition needed to allow site investigation)	Ground contamination specialist	• Site Investigation Report, by a competent person following Environment Agency guidance, submitted and approved in writing before development starts • Remediation Strategy, if contamination is found, submitted and approved in writing • Carry out the clean-up works in line with the approved Remediation Strategy • Report any newly found contamination in writing immediately, with investigation and risk assessment, and a remediation scheme approved in writing if needed • Verification Report after the clean-up is finished, submitted and approved in writing to show the contamination has been made safe
24	Archaeological written scheme of investigation The council wants a written scheme for archaeological work approved before any building starts, and that work must then be carried out as set out in the scheme.	Before work starts Before any development commences	Archaeologist	• Written scheme of investigation approved in writing by the Planning Authority • Secure implementation of programme of archaeological work in accordance with written scheme of investigation
25	Phasing plan The council wants the development to follow a phasing plan. The plan must be submitted and approved in writing before any development starts.	Before work starts Before development starts	Developer or planner	• Phasing plan • Written approval from the Local Planning Authority
26	Surface and foul water drainage scheme Before work starts on each phase, submit a drainage scheme for surface water and waste water and get it approved in writing by the council. Build and use the approved scheme, and keep it maintained for the life of the development.	Before work starts commencement of development of each phase	Drainage engineer	• surface water and waste water drainage scheme • details showing the scheme would not cause stability problems on land next to the railway • details of future maintenance of the drainage system • written approval from the council • development undertaken in accordance with the approved details • approved scheme fully implemented before dwellings are first occupied • maintenance of the drainage system in accordance with the approved details for the lifetime of the development

No.	Condition and what it means	When	Who prepares it	Documents needed
27	Railway ground levels details Before any building work starts, the council must be given and approve in writing the full details of ground levels, earthworks and excavations within 10 metres of the railway, and the work must follow those approved details.	Before work starts Before development starts	Main contractor	• Full details of ground levels, earthworks and excavations within 10 metres of the operational railway • Submit to Local Planning Authority • Approved in writing by Local Planning Authority
28	Scaffolding method statement and risk assessment The council wants a method statement and risk assessment approved in writing before any works start on site. They must include details of scaffolding within 10m of the railway boundary, and the build must follow the approved details.	Before work starts works commencing on site	Main contractor	• method statement • risk assessment • details of scaffolding works within 10m of the railway boundary • written approval from the Local Planning Authority • build in accordance with the approved details
29	Estate street construction details The council wants full engineering, drainage, street lighting and construction details for any new estate street planned to be taken over by the council to be submitted and approved in writing before work starts. The street must then be built to the approved details, unless the council agrees changes in writing.	During the build Before starting construction of any new estate street	Transport consultant	• Full engineering details for streets planned to be taken over by the council • Full drainage details for streets planned to be taken over by the council • Full street lighting details for streets planned to be taken over by the council • Full street construction details for streets planned to be taken over by the council • Submit the details to the council • Written approval from the council • Build the street to the approved details • Written agreement for any changes to the approved details
31	Estate street phasing plan The council wants a plan showing the phases of the development and the standards the new estate streets will be finished to, for each phase. This plan must be approved in writing before any work on a new estate street starts.	During the build Before construction of any new estate street begins	Transport consultant	• Estate street phasing and completion plan, setting out the development phases and the standards estate streets serving each phase will be completed to

No.	Condition and what it means	When	Who prepares it	Documents needed
34	External lighting plan Before any external lighting is put up in a development phase, a lighting plan must be approved in writing by the council. The approved lighting must be built exactly as approved and kept for the life of the development.	During the build before any external lighting is put up	Architect	- lighting plan - written approval from the council - lighting plan showing no harm to wildlife routes or important natural features - lighting plan showing no light spill onto railway land - lighting plan designed using Bat Conservation Trust Guidance Note 08/18 - build lighting exactly as approved - keep approved lighting for the life of the development
15	Landscape and habitat management plan The council wants a landscape and habitat management plan to be submitted and approved in writing before the development or any phase is occupied for its allowed use, whichever is sooner. The plan must cover all landscape areas except small, privately owned, domestic gardens, and must be carried out as approved.	Before people move in Occupation of the development or any phase, whichever is sooner	Landscape architect	- Landscape and habitat management plan - Long-term design objectives in the plan - Management responsibilities in the plan - Maintenance schedules in the plan for all landscape areas, except small, privately owned, domestic gardens - Written approval from the council - Carry out the approved plan
32	New Travel Plan approval The council wants a full Travel Plan for the development, including a timetable, bus strategy and yearly traffic counts at the Kingswood Road access, approved before anyone moves in. The plan must then be followed as approved, any changes need the council's prior written approval, and yearly progress reports must be sent for ten years from first occupation.	Before people move in Before the first residential dwelling is occupied	Transport consultant	- A new Travel Plan for the development, including an implementation timetable - A bus strategy within the Travel Plan - Proposals to promote travel by sustainable modes - Proposed annual traffic counts at the vehicular site access onto Kingswood Road - Annual progress reports on sustainable transport measures for ten years from first occupation - Prior written approval from the council for any proposed changes to the Travel Plan

No.	Condition and what it means	When	Who prepares it	Documents needed
33	Play areas and open space scheme Before the first home in each phase is occupied, the team must submit details of play areas and open space, plus a delivery timetable, and get written approval from the council. The approved work must then be built, kept in place, and used only as approved.	Before people move in Occupation of first home in each phase	Landscape architect	- Details of play areas with equipment and informal play areas - Details of formal and informal open space for recreation and amenity - Delivery timetable - Maximum number of homes to be occupied before completion - Levels details - Drainage details - Planting details - Enclosure details - Street furniture details - Surfacing details - Seating details - Play equipment and structures details where needed - Submission to the council - Written approval from the council - Build in line with approved details and timetable - Keep spaces in place for the life of the development - Use spaces only for approved purposes
35	Railway boundary fencing plan The council wants details of a trespass-proof fence or boundary treatment along the railway boundary, plus a phasing and maintenance plan, approved before occupation. The fence or boundary treatment must be installed before homes are occupied and maintained for the life of the development.	Before people move in Before occupation of the site and dwellings	Architect	- Details of a trespass-proof fence or boundary treatment - Phasing and maintenance plan - Written approval from the council - Installation of the approved fence or boundary treatment - Maintenance of the approved fence or boundary treatment
36	Bat and bird box details Before anyone moves into or uses the buildings, the council must approve in writing the makes, models and locations of bat, bird, invertebrate and hedgehog boxes, and the required boxes must then be put up and kept in good condition for the life of the development.	Before people move in First occupation or use of the buildings	Ecologist	- Written submission of the makes, models and locations of bat and bird boxes for council approval - At least 20 external woodcrete bat boxes or integrated bat bricks for nursery or summer roosting by small crevice-dwelling bats - At least 40 artificial nests (integrated brick or external box) for swifts, sparrows, starlings, house martins, swallows, small birds, wrens and robins 10 invertebrate boxes 4 hedgehog boxes - Ongoing maintenance of all boxes for the lifetime of the development

No.	Condition and what it means	When	Who prepares it	Documents needed
30	Piling and compaction risk assessment If any piling or ground compaction is needed, the council must approve in writing a risk assessment and plan for how the work will be done before that work starts. The plan must also confirm that occupiers and businesses next to the site have been told the planned duration and hours and given contact details, and the work must follow the approved details.	Only if something happens before piling or ground compaction starts	Main contractor	• risk assessment and plan for how the work will be done • written approval from the council • confirmation that occupiers and businesses next to the site have been told the planned duration and hours • contact details of the people doing the work • carry out piling or ground compaction in line with the approved details
4	Access point approval only The council is only approving the access point from Kingswood Road to the south. Everything else shown on the submitted plans is for illustration only and is not approved.	Rule to follow throughout Grant of planning permission	Developer or planner	• No documents required - this condition only limits what is approved
5	Vehicular access and connections The council wants the main vehicle access to be only from Kingswood Road, plus required vehicle, walking and cycling links to nearby land called ALBo02 and ALBo21, and at least two more walking and cycling links, all inside the approved site edge. It does not say when this must be done.	Rule to follow throughout Not stated in condition	Transport consultant	• Approved Site Location Plan drawing ref: 9323-L-01 Rev D • SAMDev Plan, to identify ALBo02 • Draft development plan, to identify ALBo21 • Provide main vehicle access from Kingswood Road only • Provide vehicle, walking and cycling connection to ALBo02 and ALBo21 up to the site boundary, inside the approved site edge • Provide at least two additional walking and cycling accesses up to the site boundary, inside the approved site edge, next to Millfields
37	Protection of retained trees The council wants retained trees, shrubs and hedges not to be deliberately damaged, destroyed, uprooted, felled, lopped, topped or cut back unless the approved plans allow it or the council gives written approval first. This applies until the application for the remaining details is submitted and approved in full.	Rule to follow throughout Remaining details application submitted and approved	Tree specialist	• Approved plans and details • Written council approval before any tree work • Tree work carried out to British Standard 3998:2010 or current version

No.	Condition and what it means	When	Who prepares it	Documents needed
38	Construction working hours restriction The council wants construction and other works to take place only between 08:00 and 18:00 Monday to Friday, and between 08:00 and 13:00 on Saturdays. They must not take place on Sundays or Bank Holidays.	Rule to follow throughout start of construction or other works	Developer or planner	work only during the allowed hours

5. What the planner must still do, and the limits

- This is an outline permission. Several conditions must be met when the reserved matters application is made (appearance, landscaping, layout, scale), and others before work starts. The register shows the timing of each, and the letter leaves the choice of submission route to the planner.
- Check the yellow lines and every covering letter before it is sent.
- This is an outline permission, so the detail of each reserved matter is still to come. The planning officer's report, the Section 106 agreement and the approved plans were not read.
- Condition Desk prepares documents. It does not give planning advice, and the client remains responsible for the submissions.

Source: <https://next.shropshire.gov.uk/media/qf5ckuvy/cd171-land-north-of-kingswood-road.pdf>, downloaded 9 October 2026.