FLOW CHART FOR DISCHARGING OF CONDITIONS

HIGHEST PRIORITY ← → LOWER PRIORITY

Planning permission issued

Identify conditions that need to be discharged before any works start on site.	Identify other conditions that have to be complied with as part of on-going works.	Identify conditions that need to be cleared or complied with before first occupation.	Identify conditions that will continue to apply to the development on an on-going basis.

Submit these details as a matter of urgency.
Each condition must be submitted as a separate application.

Identify requirements and deadlines that apply. Ensure these are complied with.

Inform purchasers and maintenance companies, as applicable.

Developer and case officer discuss details submitted and identify issues that may delay clearance of conditions. Agree solutions.

Submit any details that need prior approval in good time, as negotiations may be required. Ideally discuss details and agree with case officer before submission.

All conditions discharged and complied with except those that continue to apply.

Development is complete.

Await confirmation that all these conditions have been discharged before commencing works. Ensure approved tree protection measures are in place and pre-commencement meeting held if required by condition. Note that some conditions may discharged on a partial basis requiring further details to be subsequently submitted.

Works commence on site in accordance with approved plans and details.