



# PINS NOTE 19/2015r1

To: All Inspectors (England)

Relevancy: Planning appeals and Secretary of State casework; local development orders; certificates of lawful use or development.

Date of Issue: 1 April 2015

Currency: review on 1 October 2015

Last updated: 24 February 2016: Added paragraph 5, regarding transitional provisions.

## Consolidated Development Management Procedure Order

### Action

1. Inspectors should be aware that a newly consolidated Development Management Procedure Order came into force on 15 April 2015<sup>1</sup>.
2. This Order consolidates the previous 15 amendments to the 2010 Order, to simplify planning processes.
3. The new Order contains minor and drafting amendments, and the main changes from the 2010 Order are:
  - a requirement to notify an infrastructure manager, when the development to which an application relates is situated within 10 metres of relevant railway land;
  - clarification of the information requirements that must accompany an application made under a planning condition;
  - a new 'deemed discharge' of conditions, to ensure that planning conditions are cleared on time so that development granted planning permission can start on site without delay;
  - where a local authority imposes a condition on a planning permission that requires a particular matter to be dealt with before

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<sup>1</sup> The Town and Country Planning (Development Management Procedure) (England) Order 2015 (SI 2015/595)

development starts, a requirement to provide reasons for the imposition of each condition must be given in the decision notice;

- changes to improve the process of statutory consultation.
4. Note that the Knowledge Centre will in due course be updating its guidance and training material for Inspectors to reflect the new Order. In the meantime, when Inspectors use such guidance and training material they should refer to the new Order where relevant (from 15 April 2015).
  5. Please note that Article 47 of the 2015 DMPO contains transitional provisions, in relation to applications for planning permission made before 15 April 2015 (Articles 47(2) to 47(5)), and before 1 June 2015 (Articles 47(6) and 47(7)). Inspectors should ensure that the transitional provisions are applied, when dealing with relevant appeals.

## **Background**

6. The new Order was announced in the [written ministerial statement](#) of 25 March 2015, as outlined in PINS Note 14/2015.
7. Please contact XXXX if you have any queries on this Note.