

## **EXTENSION OF CERTAIN PLANNING PERMISSIONS: GUIDANCE**

The Business and Planning Act 2020 temporarily modifies the Town and Country Planning Act 1990 and the Planning (Listed Buildings and Conservation Areas) Act 1990 to enable certain planning permissions and listed building consents in England which have lapsed or are due to lapse during 2020 to be extended.

For unimplemented planning permissions with time limits for implementation which were due to lapse between 19 August 2020 (when the provisions came into force) and 31 December 2020 are extended to 1 May 2021. This happens automatically, with no requirement to obtain Additional Environmental Approval.

A planning permission with a time limit for implementation between 23 March 2020 and 19 August 2020 will only benefit from the statutory extension to 1 May 2021 where Additional Environmental Approval is granted by the local planning authority (or deemed to be granted).

### **Additional Environmental Approval requirements**

For unimplemented planning permissions where the time limit for implementation is between 23 March 2020 and 19 August 2020 will only benefit from the statutory extension to 1 May 2021 where Additional Environmental Approval is granted by the local planning authority (or deemed to be granted).

If this assessment is required you would need to provide us with this information to either [planning.control@bolton.gov.uk](mailto:planning.control@bolton.gov.uk) or via post to Development Management team, 3<sup>rd</sup> Floor, Town Hall, Victoria Square, Bolton BL1 1RU.

The following information would be required:

- The planning permission to which the application relates
- The condition(s) which set out the time limit(s) for implementation
- Any condition(s) or other agreements which relate to environmental mitigation or enhancement measures
- Whether the original permission was subject to an Environmental Impact Assessment and/or a Habitats Regulation Assessment, or screening for either type of assessment

If the original planning permission was subject to one or both of these assessments, or screening for either, applicants should also provide details of:

- The original assessment(s) or screening(s) and a summary of the key findings
- Information on any mitigation measures secured to address environmental effects, and the progress toward delivering these measures
- An environmental report containing a reasoned explanation of why in the applicant's view there have been no changes to environmental circumstances which would make the original screening or assessment out of date. For example, it may be appropriate to include:
  - an analysis of any further committed development proposals which may affect the assessment of cumulative effects, and why in the applicant's view this does not make the original assessment out of date
  - a description of any changes to the factual circumstances of the proposed development, such as a new environmental designation, new environmental information or other changes of circumstance, and an analysis of why in the applicant's view this does not make the original assessment out of date

- Any other relevant information which would in the applicant's view support the case that the previous screenings or assessments remain up to date.

If the original planning permission was granted without the need for an Environmental Impact Assessment or a Habitats Regulations Assessment, applicants should provide a brief explanation of why they consider it remains the case that neither of these assessments would be needed if an application for planning permission was being made now.

If the original planning permission was granted without the need for screening for an Environmental Impact Assessment or a Habitats Regulations Assessment, but an applicant thinks that screening might be needed if an application for planning permission was being made now and that the screening would show that no substantive assessment was required, then it should provide sufficient information to enable the authority to undertake screening within the 28-day period.

**More detailed guidance can be found on the following website:**

<https://www.gov.uk/government/publications/extension-of-certain-planning-permissions-draft-guidance>