

Application No: 25/3464/FUL
Application Type: Full Planning
Location: Bepak Hc Limited London Road, Holmes Chapel, Cheshire East, CW4 8BE
Proposal: Full planning application for the extension of an existing pharmaceutical manufacturing facility with associated servicing, landscaping and associated works.
Applicant: Bepak HC Limited
Expiry Date: 18 December 2025

Summary

The application site comprises an area of 1.98ha at Bepak, Holmes Chapel, which has a long history of pharmaceuticals production, specialising in the manufacturer of inhaled and nasal products. The site is designated as a Strategic Employment Site, and the proposal is acceptable in principle.

The scheme proposes a new 7,091 sqm (GEA) two storey extension to the existing building and will occupy an area on the building's southwestern elevation which currently comprises a soil mound. External service yard and a covered storage area 270 sqm (GEA) are also proposed.

The proposed development will deliver two new high-specification fill lines and associated technical and support spaces which are critical to expanding the production capacity at the site and supporting the growing demand for respiratory health products.

Propellants used in inhalers are classed as greenhouse gases. This expansion will allow Bepak to produce next-generation environmentally friendly inhalers which use significantly less greenhouse gases. It would also result in approximately 150 new jobs at the site.

The proposed development would not result in significant highway safety issues, and the number of car parking spaces to be provided is acceptable given the sites sustainable location and access to public transport.

There are potential impacts impact during construction and impact on the loss of trees. However, based on the supporting information and associated assessments these matters can be kept to a minimum and controlled with the use of suitable planning conditions.

The proposal complies with National and Local Policy and is recommended for approval.

Summary recommendation

Approve subject to following conditions

1. REASON FOR REFERRAL

1.1. This application is referred to Southern Planning Committee as the floor space to be created falls within the criteria of between 5,000 and 9,999 sq.m.

2. DESCRIPTION OF SITE AND CONTEXT

2.1. The application site is 1.98ha and is irregular in shape. It is located within the ownership boundary of Bepak, Holmes Chapel.

2.2. To the northeast of the application boundary is the wider Bepak site, to the west is London Road (the A50) beyond which are residential properties, to the south is farmland, with the farmland immediately to the south being under the Applicant's ownership.

2.3. The wider Bepak HC site is a pharmaceutical product developer and manufacturer, specialising in inhaled and nasal drug delivery. Bepak has a long history of the production of pharmaceuticals on this site.

2.4. The proposed extension would be located to the southwest of the existing manufacturing building and to the east of London Road, this area comprises a large soil mound with a wooded area on top and a pond.

2.5. A recent application (25/2498/FUL) was approved for pre-works to the site incorporating removal of some of these trees, and the part of the mound, and the construction of a retaining wall, these works have commenced.

2.6. The wider Bepak site comprises a range of buildings including warehouses, offices, production buildings and laboratory facilities and associated car parking. The River Croco is approximately 160m north of the application site.

3. DESCRIPTION OF PROPSAL

3.1. The application seeks full planning application for the extension of an existing pharmaceutical manufacturing facility with associated servicing, landscaping and associated works.

3.2. The scheme includes a new 7,091 sqm (GIA) two storey extension to the existing building, an external service yard, and a covered storage area 270 sqm. In summary, the proposed additional floor areas are as follows:

- Ground Floor: 3929 sqm (GIA)
- First Floor Amenities: 601 sqm (GIA)
- Plantroom Level: 2,561 sqm (GIA)
- Covered service yard 270sqm

3.3. The proposed development will deliver two new high-specification fill lines and associated technical and support to facilitate the expanding production capacity at the site and supporting the growing demand for respiratory health products. The addition of two new manufacturing lines which will allow the site to transition to climate-friendly inhalers using the next-generation greener propellant.

4. RELEVANT PLANNING HISTORY

4.1. The application site is a well-established employment site, which has had various planning permissions relating to its growth over the decades. The most relevant decisions are listed below:

25/2498/FUL - Full planning application for enabling works to prepare site for future development including the cut and levelling of existing soil mound, removal of trees and installation of retaining wall, and associated hard and soft landscaping and other works. Approved with conditions 22 September 2025

22/3216C - Full planning application for extension to the existing manufacturing unit 12 and associated internal reconfiguration. Approved with conditions 17 May 2023

15/3847C – Part A: Outline permission with all matters reserved except for means of access for: Extensions to Area 12 Manufacturing building, Area 11 Warehousing building, Area 77 Laboratory building and Area 37 Stability building; Relocation of service buildings and the erection of storage tanks, substation and associated plant; and Provision of additional staff car parking. Part B: Full planning permission for: Extension to Area 13 Building to create new reception area, canteen and office floor space (2,775m²); Demolition of Building 15; and Alterations to internal roads and servicing area, provision of new internal HGV lay by, installation of new access gates and associated boundary treatments. Approved conditions 26 November 2015

15/2168C - Extension and re-instatement of car park to provide 150 spaces. Approved 06 July 2015

14/4732C - Variation of condition 6 on existing permission 11/2720C; Outline application for extension to manufacturing, warehouse and office facility. Approved 08 January 2015.

14/4705C - Application for all Reserved Matters in relation to permissions 11/2720C & 14/4732C; the extension to manufacturing facility (area 12). Approved 08 January 2015.

11/2720C - Outline application for extension to manufacturing, warehouse and office facility. Approved with conditions 15 May 2014.

08/0405/FUL - New energy centre and assoc. ancillary equipment, new sprinkler water storage tank and pump house. Approved 12 October 2012.

05/1026/FUL - Erection of security fences, gates, barriers, security cabin, flag poles, landscaping, vehicle lay-by and footpaths within the existing site boundary. Approved 17 November 2005.

5. NATIONAL PLANNING POLICY

5.1. The National Planning Policy Framework (NPPF) was first published by the Government in March 2012 and has since been through several revisions. It sets out the planning policies for England and how these should be applied in the determination of planning applications and the preparation of development plans. At the heart of the NPPF is a presumption in favour of sustainable development. The NPPF is a material consideration which should be taken into account for the purposes of decision making.

6. DEVELOPMENT PLAN POLICY

6.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires decisions on planning applications to be made in accordance with the Development Plan unless material considerations indicate otherwise. The Cheshire East Local Plan Strategy (2010 – 2030) was adopted in July 2017. The Site Allocations and Development Policies Documents was adopted in December 2022. The policies of the Development Plan relevant to this application are set out below, including relevant Neighbourhood Plan policies where applicable to the application site.

6.2. Relevant policies of the Cheshire East Local Plan Strategy (CELPS)

MP 1: Presumption in favour of sustainable development
PG 1: Overall development strategy
PG 7: Spatial distribution of development
PG 9: Settlement boundaries
SD 1: Sustainable development in Cheshire East
SD 2: Sustainable development principles
SE 1: Design
SE 2: Efficient use of land
SE 3: Biodiversity and geodiversity
SE 4: The landscape
SE 5: Trees, hedgerows and woodland
SE 12: Pollution, land contamination and land instability
SE 13: Flood risk and water management
SE 14: Jodrell Bank

Relevant Cheshire East Site Allocations and Development Plan Policies Document (SADPD)

GEN 1: Design principles
ENV 2: Ecological implementation
ENV 3: Landscape character
ENV 5: Landscaping
ENV 6: Trees, hedgerows and woodland implementation
ENV 7: Climate Change
ENV 10: Solar Energy
ENV 12: Air quality
ENV 16: Surface water management and flood risk
HER 9: Jodrell Bank Work Heritage Site
INF 3: Highway safety and access
EMP 1: Strategic employment areas

6.3. Neighbourhood Plan

Policies of the Brereton Neighbourhood Plan relevant to the consideration of this application are:

BUS01 Rural Economy
ENV01 The Landscape Vision and Development
ENV02 Open Landscape Views
ENV03 Nature Conservation
ENV04 Biodiversity & Geodiversity
TRA01 Transport Implications of New Development

7. Relevant supplementary planning documents or guidance

7.1. Supplementary Planning Documents and Guidance do not form part of the Development Plan but may be a material consideration in decision making. The following documents are considered relevant to this application:

The Cheshire East Design Guide May 2017
SuDs - Sustainable Drainage System Guidance SPD February 2024
Environmental Protection SPD March 2024
Ecology and Biodiversity Net Gain SPD July 2024

8. Consultation Responses

Head of Strategic Transport – No Objection.

Environmental Health – No objection.

Lead Local Flood Authority – No objection.

Jodrell Bank – No comments received.

United Utilities – The foul drainage strategy is acceptable in principle. They have asked the applicant to contact them directly to discuss the detailed design.

Any detailed comments received from the above consultees have been summarised and addressed in the officer appraisal below.

9. REPRESENTATIONS

9.1. No representations received.

10. TOWN/PARISH COUNCIL

10.1. **Holmes Chapel Parish Council:** No objection and is in full support of the extension of employment opportunities in the village.

10.2. **Brereton Parish Council:** No comments received.

11. OFFICER APPRAISAL

Principle of the development

11.1. The proposed development is required to assist the existing operations at the site and to help accommodate the expansion of this business. The site is within the settlement boundary of Holmes Chapel where there is a presumption in favour of development if it accords with other relevant local plan policies.

11.2. The site is also designated as a Strategic Employment Area in the CELPS. Policy EMP 1 safeguards such sites, whilst Policy EG 4 supports the protection of these sites, and recognising the need for inward investment on them to limit the need for development on greenfield land. It is vital that existing employment sites, premises and allocations that are viable for continued employment use are safeguarded. This will make sure that job opportunities are maintained and the economic health of the borough is protected.

- 11.3. Furthermore, Policy BUS01 of the Brereton Neighbourhood Plan, deals with the rural economy and states that 'development which seeks to encourage investment in the rural economy' and this will be realised by 'supporting existing local businesses within the area'.
- 11.4. The development is required in connection with the primary use of the site and relates to an existing business operation. There are clear benefits arising from the scheme that would support job creation and the economic growth of the existing business and the area as a whole. It is considered that such benefits are consistent with the local plan, neighbourhood plan and the aims and objective of the NPPF. As such, the principle of the development is deemed to be acceptable.

Design and Appearance

Layout

- 11.5. The existing manufacturing building accommodates manufacturing, warehousing, and two-storey amenities. The proposed extension would be constructed to the southwest of the existing main building.
- 11.6. Access for both staff and service vehicles will continue via the existing site entrance off London Road.
- 11.7. A new courtyard space is proposed between the existing Line 3 facility and the proposed development, providing a break in massing between the buildings, improving natural light and creating a high-quality working environment.
- 11.8. The amenities part of the extension is two storeys. The ground floor includes a lobby, staff facilities/support and control point for access to production. The first floor provides plant and servicing space with a fallow office area. The upper roof-deck will be used to house services.
- 11.9. The production area consists of 2 lines. This is designed over two floor levels with an intermediate "interstitial" Walk-on-Ceiling level, with the plantroom is located on the upper level, directly above the production areas.
- 11.10. Externally there would be an access road leading to a service yard in the eastern part of the site, allowing access for bulk tankers and service vehicles. The service yard would be linked to the extension by a pipe bridge, and comprise various tanks and silos, and a covered loading areas for the bulk tankers.
- 11.11. Whilst a substantial amount of the existing tree cover within the site is to be removed, significant tree coverage would be retained between the building and London Road, and along mature planting along the eastern boundary of the site. Additional planting is proposed to mitigate onsite, whilst the statutory 10% biodiversity net gain would be achieved through the applicant purchasing off-site units from an environment bank.

Scale and Massing

- 11.12. The maximum height of the extension would be 13.5 metres, this would be slightly lower than the highest roof of the adjacent existing manufacturing building. The massing has been developed by the applicant considering the layout of existing utilities, the site's topography, and the position of neighbouring buildings.
- 11.13. Both the scale and form of the proposal are appropriate to the site's size and context, respecting neighbouring industrial uses and ensuring there is no adverse impact on the surrounding character.

Materials

- 11.14. The current building is of modern design and materials, and the proposal seeks to continue that approach. With a combination of cladding and glazing to the front elevation. The proposed external materials match the existing external cladding and roofing finishes; the submission has summarised the materials to be used as follows:
- composite metal cladding and insulated panels
 - aluminium-framed glazing (doors and windows)
 - metal insulating sandwich panel roof system
- 11.15. The roof has been designed to support the installation of photovoltaic (PV) panels, which are shown on the proposed roof plan (Drawing no. HC/04/02/536).
- 11.16. A condition is recommended for the final specification of materials to be submitted and agreed.
- 11.17. The proposed development is designed to achieve a BREEAM 'Very Good' rating, reflecting a strong commitment to environmental performance and sustainable design, incorporating energy efficient design and water conservation measures.
- 11.18. Overall, the layout, design and appearance are considered to be acceptable in design terms and accords with policies GEN 1 of the CELPS and SE 1 of the SADPD.

Landscape

- 11.19. Due the location on an existing industrial site adjacent to large buildings, the land levels and the existing woodland, the proposal are not invasive from a visual point of view.
- 11.20. A significant number of trees are being removed to facilitate the development, this matter was addressed during the pre-works application 25/2498/FUL. However, from a Landscape Visual point of view the woodland strip will still be effective in filtering views into the site. These matters, along with Biodiversity Net Gain, and any mitigation planting provided onsite were also addressed in the pre-works application, however as this is a separate planning application the relevant landscaping and BNG conditions still apply.
- 11.21. The site will involve noticeable additional heavy goods construction vehicle movements associated with the proposals. However, in the context of the existing operations the effect upon the landscape and setting will be minimal and temporary in nature.
- 11.22. The site naturally has an existing character of heavy industrial character. This addition will pose no major landscape visual issues, given the baseline. The Council's landscape team has been consulted and has no objection. Conditions are recommended for a detailed landscaping scheme including the management and maintenance.
- 11.23. The proposals are considered to be consistent with policies SE 4 of the CELPS, and policies ENV 3 and ENV 5 of the SADPD, and ENV01 and ENV02 of the Neighbourhood Plan.

Amenity and Environmental Protection

- 11.24. The proposed development is within an existing industrial site and would not extend the development any closer to existing residential properties. The nearest residents are on the western side of London Road to the southwest of the site.

- 11.25. A substantial number of existing trees would be retained adjacent to London Road. The proposed development is relatively well contained, being located in between this belt of trees to the southwest, and the existing building to the northeast.
- 11.26. With regards to noise, the applicant has submitted an acoustic report (Spectrum Acoustic Consultants reference RK3923/25165/Rev1 dated September 2025).
- 11.27. The impact of the noise from the proposed development has been assessed in accordance with BS4142:2014 Methods for rating and assessing industrial and commercial sound, an agreed methodology for the assessment of the noise source. The reports methodology and conclusion are accepted.
- 11.28. The applicant has also submitted an air quality assessment report (Redmore Environmental, 3rd of September 2025). The report concludes that the development impacts on local air quality will be not significant. The report also concludes that the potential dust impacts during construction will also be not significant subject to appropriate dust mitigation measures. The developer has submitted a staff travel plan to encourage the use of alternative forms of transport to the car and to encourage car sharing.
- 11.29. There have been no objections from the Council's Environmental Protection Team, as the proposal would not exacerbate any impacts on neighbours. Conditions are recommended in relation to the CEMP, contaminated land, and an informative in relation to hours of working.
- 11.30. The proposals are consistent with Policy SE 12 of the CELPS, and ENV 12 of the SADPD.

Highways

- 11.31. The existing access is a large ghost island right turn access which is adequate to accommodate the construction traffic and any additional traffic generated from the operation use of the development. The A50 London Road is also sufficient, and this connects to A-roads to the north and south, and then onto the motorway network, and site access does not raise a concern.
- 11.32. There is an existing pedestrian refuge island to the north of the existing access on London Road. The applicant proposes to reconstruct this to 2m wide, with new dropped kerbs and tactile paving to the east and west of London Road proving and improved pedestrian crossing point.
- 11.33. The application is supported with a Construction Environmental Management Plan (CEMP) confirming that the construction traffic will make use of the existing access to the highway via the A50 London Road.
- 11.34. The CEMP shows that there will be off-road waiting areas for construction traffic, and the site has a large car park for contractors. Wheel wash facilities will also be utilised to prevent mud and debris being deposited onto the highway.
- 11.35. The Head of Strategic Transport has been consulted, considers the proposals acceptable and has no objection. Conditions are recommended to secure the offsite highways works and the provision of secure onsite cycle parking. The proposal complies with Policy INF 3 of the SADPD and the NPPF.

Ecology

- 11.36. The application has been supported by ecological survey reports and details of biodiversity of how 10% biodiversity net gain would be achieved. The Council's ecologist has been consulted and has no objection.

Biodiversity Net Gain

- 11.37. This application is subject to mandatory Biodiversity Net Gain. The BNG assessment indicates that the proposed development would result in a biodiversity net gain of 11.08% in respect of area-based habitats, and a net gain of 10.11% in respect of hedgerows.
- 11.38. The submitted details confirm that the proposed development can achieve the required net gains on site in accordance with the Biodiversity Gain Hierarchy. The Council's ecologist has advised that the mandatory BNG plan condition be attached along with a condition for the 30-year management and maintenance of the planting provided onsite.

Badger

- 11.39. No evidence of this species was recorded on site. Therefore, based upon its status on site this species is unlikely to be affected by the proposed development. However, as the status of badgers can change in a short timescale, so the Council's ecologist has recommended a condition be attached which requires an updated badger survey to be undertaken if works have not commenced within 6 months so consent being granted.

Hedgehog

- 11.40. There are records of this priority species in the broad locality of the application site. This species may therefore potentially occur on the application site on a transitory basis. Hedgehogs are however very unlikely to be present on the areas of the subject to development under this current application.

Great Crested Newts

- 11.41. No evidence of this species was recorded during the surveys undertaken to inform the submitted Ecological Assessment, the Council's ecologist has advised that it is unlikely to be present or affected by the proposed development.

Bats

- 11.42. A number of trees on site were identified as having bat roost features, however no trees with significant bat roost potential would be lost as a result of the proposed development. The proposed lighting associated with the proposed development could result in a localised impact upon foraging and commuting bats. A condition in relation to the external lighting details is recommended.
- 11.43. The Council's ecologist has recommended conditions in relation to BNG, habitat management and monitoring plan, badger surveys ecological enhancements, and the retention of hedgerow on sites eastern boundary.
- 11.44. The proposals are consistent with Policy SE 3 of the CELPS, and ENV 2 of the SADPD.

Trees

- 11.45. The application has been supported by an Arboricultural Impact Assessment and Method Statement.
- 11.46. The site does not presently benefit from any statutory protection but established tree cover to the southwest and southeastern boundaries makes an important contribution to the landscape character of the area, and this main route into Holmes Chapel from the southwest along the A50.
- 11.47. An enabling works application to prepare the site for development (25/2498/FUL) has recently been approved to remove part of the mound and trees. A method statement has been agreed to maintain the existing linear group of trees and planting along this boundary and ensure the retention of screening from open countryside to the east.
- 11.48. Whilst extensive tree losses were required for the enabling works to facilitate this extension, these were considered unavoidable given the constraints of the site. Mitigation planting is to be provided on site where possible, whilst the applicant has met its statutory BNG through the purchase of off-site credits.
- 11.49. This full application is essentially to implement the development of the site post the enabling works which was supported by a conditioned AIA and construction detail satisfactory to minimise the effects of the works to retained trees. This application has been supported by an Arboricultural Impact Assessment (14862_R05a_BV_TC) dated 9th September 2025.
- 11.50. The report confirms that no additional losses will arise to implement the full development. Landscape detail and mitigation in the form of new tree planting has been submitted with the application to mitigate for losses incurred during the enabling phase of development and subject to the views of the Councils Landscape and Ecology officers seems to demonstrate accordance with Local Plan Policy SE5.
- 11.51. The Forestry team have been consulted and have no objections. Conditions are recommended to ensure that the works are conducted in accordance with the Arboricultural Impact Assessment and Method Statement, and relevant British Standards for works to trees.
- 11.52. The proposals are consistent with Policy SE 5 of the CELPS.

Drainage and Flood Risk

- 11.53. The applicant has submitted Flood Risk Assessment and Drainage Strategy reports, and Flood Authority (LLFA) have been consulted.
- 11.54. The current Government Flood Map for Planning indicates the site to lie wholly in Flood Zone 1. The Flood Map also indicates areas of localised surface water risk adjacent to the existing building. However, the applicant has stated that once the proposed drainage scheme is implemented, this issue of surface water flooding will not exist.
- 11.55. The LLFA have reviewed the application and have no objection to the proposals and can recommend approval of the application subject to a condition that the development be carried out in accordance with the submitted drainage strategy. The proposals are considered to accord with policy ENV16 of the CELPs and SE13 of the SADPD and the Cheshire East SuDS Supplementary Planning Document.

- 11.56. United Utilities consider the foul drainage strategy acceptable in principle, though note that there are elements of the detailed drainage design that might not be acceptable to United Utilities and have asked the applicant to contact them directly to avoid any unnecessary delays or costs for the applicant, these comments and contact details have been provided to the applicant's agent. They have also recommended a condition for a drainage strategy, however in light of the above and given that the LLFA is satisfied with the proposal, such a condition is not considered necessary on planning grounds.

Contaminated Land

- 11.57. The application has been submitted with a Phase 1 Geoenvironmental Report, and a Phase 2 Ground Investigations Report. The Phase II report finds that no pollutant/contaminant linkages have been demonstrated to be present, therefore a Remediation Strategy is not required.
- 11.58. The Contaminated Land Officer has been consulted and is satisfied that the study represents an accurate appraisal of the site history and previous uses of the land surrounding the site.
- 11.59. The Contaminated Land Officer has no objection and is satisfied that any remaining matters such as testing of any imported materials, encountering contamination not previously identified and verification can be controlled by way of planning conditions. Subject to these conditions the proposal complies with Policy SE 12 of the Local Plan.

Jodrell Bank

- 11.60. The application site falls within the Jodrell Bank World Heritage Site consultation zone, Manchester University have been consulted, although have not provided comments on the application.
- 11.61. Policy SE 14 states that development will not be permitted if it impairs the efficiency of the telescopes or has an adverse impact on the historic environment and visual landscape setting of the Jodrell Bank Radio Telescope, and that conditions will be imposed to mitigate identified impacts, especially via specialised construction techniques.
- 11.62. Give the sites location and separation from Jodrell Bank the proposal would not have an adverse impact on the historic environment and visual landscape setting of the Jodrell Bank Radio Telescope.
- 11.63. With regards to the efficiency of the telescopes, a planning condition is recommended requiring details of external facing materials and internal insulation proposals to minimise electromagnetic interference.
- 11.64. Subject to the above recommended condition the proposed development accords with Policy SE 14 of the CELPS and HER 9 of the SADPD.

Other Matters

- 11.65. Propellants used in inhalers are classed as greenhouse gases. This expansion will allow Bepak to produce next-generation environmentally friendly inhalers which use significantly less greenhouse gases reducing the companies impact on the environment.
- 11.66. The proposals would also result in significant economic benefits for the local areas, with the created of approximately 150 new jobs at the site.

12. PLANNING BALANCE/CONCLUSION

- 12.1. The proposed development would extend and improve an existing employment site in a Strategic Employment Site, consequently the development is acceptable in principle.
- 12.2. There are significant benefits arising from the scheme that would support job creation and the economic growth of the existing business and the area as a whole.
- 12.3. There are potential impacts during construction and impact on the loss of trees. However, based on the supporting information and associated assessments these matters can be kept to a minimum and controlled with the use of suitable planning conditions.
- 12.4. There would be extensive loss of existing trees, mitigation on site can be secured through conditions for a landscaping scheme, management and maintenance plans and tree protection. The applicant has also demonstrated that the statutory 10% Biodiversity Net Gain can be achieved, which in this case has been achieved through the purchase of off-site units.
- 12.5. The proposed development would not result in significant highway safety issues, and the number of car parking spaces to be provided is acceptable given the site's sustainable location and access to public transport.
- 12.6. The proposal has been assessed against the policies of Cheshire East's Local Plan, National Planning Policy Framework, relevant supplementary guidance and all other material consideration.
- 12.7. There are no other material considerations that weigh against the development or outweigh the recognised public benefits. The proposal complies with National and Local Policy and is recommended for approval.

13. RECOMMENDATION

Approve subject to following conditions

- 1. Commencement of development**
- 2. Approved plans and documents**
- 3. Details of materials including Jodrell Bank mitigation to be submitted and approved**
- 4. Cycle storage details to be submitted and approved**
- 5. Biodiversity Gain Plan to be submitted and approved**
- 6. Habitat creation method statement and a 30-year habitat management and monitoring plan to be submitted and approved**
- 7. Lighting scheme to reduce impact of habitat and ecology**
- 8. Strategy for biodiversity enhancements**
- 9. Submission and approval of landscaping scheme**
- 10. Implementation of landscaping scheme**
- 11. Contaminated land – unexpected contamination**
- 12. Compliance with the submitted drainage details**
- 13. Compliance with approved Arboricultural Impact Assessment and Method Statement**
- 14. Updated badger survey if not implemented within 6 months**
- 15. Shall be carried out in accordance with acoustic report and mitigation measures**
- 16. Breeding bird season**

17. Offsite highways work

18. Compliance with submitted Construction Environmental Management Plan

In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions / informatives / planning obligations or reasons for approval/refusal) prior to the decision being issued, the Head of Planning has delegated authority to do so in consultation with the Chair of the Southern Planning Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.

