

Local Development Order Conditions Summary

BAE Systems MAI Training Facility

BAE SYSTEMS Contact:

David Baird

Samlesbury Aerodrome (S609 Box 1), Balderstone

Blackburn, BB2 7LF

T 01772 855874

david.baird@baesystems.com

Wilson Mason Internal Ref: **5878 - BAE Systems Training Facility**

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Conditions to be met to permit development:		BAE SYSTEMS Response
1	Development is permitted by the LDO falling within Use Classes B1, B2 and B8 of the Town and Country Planning (Use Classes) Order 1987 (as amended) for advanced engineering and manufacturing (defined in Schedule A). Prior to the commencement of development the developer shall provide copies of plans to the local planning authority for information.	Not Applicable
2	Development is permitted by the LDO falling within Use Class D1 of the Town and Country Planning (Use Classes) Order 1987 (as amended) for a non-residential education and training centre to be used as a Regional Skills Facility. Prior to the commencement of development the developer shall provide copies of plans to the local planning authority for information.	This development does fall within use class D1.
3	Development for advanced engineering or manufacturing purposes or for ancillary, complementary or supportive uses which fall outside the definition in Schedule A referred to in Condition 1 is permitted by the LDO, provided that full details and plans of the proposed development shall be submitted to the Council using the Prior Notification Form. No development shall commence until the Council, advised by the Enterprise Zone Governance Committee, has confirmed that the proposed development falls within the scope of this Order or the expiry of 28 days from the submission of the Prior Notification Form, whichever is the sooner.	Scope is compliant with Schedule A requirements
4	Development shall take place in accordance with the principles set out in the Master Plan.	This site of the proposed development complies with the Lancashire Enterprise Partnership (LEP) principles.
5	Prior to the commencement of works, that part of the site subject to works shall be assessed for contamination and managed appropriately in accordance with Environment Agency, DEFRA and local authority guidelines on contaminated land management. This will include identifying, investigating and mitigating contamination.	A Ground Investigation Report for the proposed site has been undertaken by Sub Surface North and concludes that no elevated levels of contaminants were found when compared with the guideline values for use of commercial and industrial use. The report is attached to this application titled '5887A Ground Investigation Report 17.11.14.' A Preliminary Soil Waste Management Plan for the proposed development has been completed by BAE Systems MAI Training Facility Limited. The report is attached to this application titled 'C1251 Preliminary Soil Waste Management Plan 2014'.
6	A scheme for the disposal of foul and surface waters for each stage of the proposed development shall be submitted by the developer to the Local Planning Authority for approval. The Local Planning Authority shall respond within 28 days of receiving the details of the drainage arrangements and if no response is received from the Local Planning Authority within this 28 day period the arrangements shall be deemed to be approved.	Structural Engineers TRP have been in contact with Environment Agency regarding surface water drainage arrangements. Correspondence reference NO/2014/107232/05-L01 is attached to this application. Please refer to drainage proposals '6715-D500-S6' and '6715-D502-S5' which are attached to this application.
7	Access arrangements for proposed development under the LDO shall be submitted by the developer to the local planning authority for approval (in consultation with the local highway authority) and the development shall proceed in accordance with the approved details. The local planning authority shall respond within 28 days of receiving the details of the access arrangements and if no response is received from the local planning authority within this 28 day period then the arrangements shall be deemed to be approved.	A new entrance will be constructed on the A59 by Lancashire County Council to provide access to the new training facility site. A Design and Access Statement has been completed for the proposed development and is attached to this application. A Car Parking Provision Appraisal for the proposed development has been prepared by BAE Systems MAI Training Facility Associates and is attached to this application.
8	The new access from A677 shall be developed when the trigger in the Master Plan is reached.	To be developed by Lancashire County Council.
9	All highway works on and off site shall be implemented pursuant to appropriate agreements entered into under the Highways Act 1980 and in accordance with details and any mitigation measures submitted to and approved by the local planning authority in consultation with the local highway authority.	To be developed by Lancashire County Council.
10	Construction vehicles associated with development will be managed. Management provisions will include endeavouring not to enter or leave the site during peaks of the local network or peaks of the existing BAE Systems site. Construction vehicles must not wait on the local highway network prior to accessing the site.	Construction vehicles associated with development will be managed. Management provisions will include endeavouring not to enter or leave the site during peaks of the local network or peaks of the existing BAE Systems site. Construction vehicles must not wait on the local highway network prior to accessing the site. As part of their Construction Phase Health and Safety Plan the contractor appointed on the Training Facility will develop a Traffic Management Plan. This plan will detail how the contractor intends to discharge and manage its duties and responsibilities specifically identified in the contract prelims as follows: <u>Specific LDO Requirement</u> The Contractor shall endeavour not to enter or leave the site during peaks of the local network or peaks of the existing BAE Systems site. Construction vehicles must not wait on the local highway network prior to accessing the site. <u>Maintenance of roads, footpaths, etc.</u> The Contractor shall uphold and maintain all roads and pavements within the site, both public and private for the use of the public and keep the approaches to the site and the roads adjoining the site clear of mud, other debris and free from damage. The Contractor shall make good at his own expense and to the satisfaction of the Employers Agents any damage to the site, including landscaped areas, caused by the carrying out of the Works excluding reasonable wear and tear.

	<p><u>Restrictions on access</u></p> <p>Access to and from the site shall be via 3A Gate only and to the specified route as agreed with the Employers Agents.</p> <p>The Contractor shall comply with traffic and other regulations with regard access to and from the site.</p> <p>Access must be maintained to all road traffic and pedestrian routes and the Contractor is to include for the erection of the site walkways, signage, fencing, hoarding and protection as required.</p> <p>The Contractor is to note that all operatives on site require induction training by BAE SYSTEMS. The contractor is to cover any necessary costs in connection with requirement.</p> <p>The Contractor shall comply with traffic and other regulations with regard access to and from the site at all times.</p> <p><u>Car parking</u></p> <p>The Contractor is to restrict car park to the areas specifically assigned to him by the Employers Agents.</p> <p><u>Limitation of working hours</u></p> <p>The Contractor is to note the following restrictions on working hours which shall be strictly observed and enforced and varied by prior written permission of the Employers Agents.</p> <p>The successful Contractor will be required to notify the Employers Agents of any weekend / night works not part of the construction programme with due allowance to the following timescales; by Thursday 12.00 noon prior to the start of work at all other times.</p> <p>Timing of deliveries may be subject to agreement with the Employers Agents.</p> <p><u>Restricted deliveries</u></p> <p>The Contractor shall comply with any restrictions imposed by the police / BAE SYSTEMS with regard to plant and materials deliveries outside normal working hours and is deemed to have allowed for any consequential extra costs for any necessary permissions.</p> <p>The Contractor must adhere to delivery routes agreed by BAE Systems and the Employers Agents</p> <p><u>Site Police Regulations</u></p> <p>The Contractor and all sub-contractors shall, at all times co-operate in observing any site police regulations.</p> <p>The Contractor shall also fully acquaint themselves and be fully responsible for informing and controlling access to the site and personnel with Site Police Regulations and ensure that the regulations in terms of security, traffic movement and safety are followed at all times.</p> <p><u>Traffic Regulations</u></p> <p>The Contractor must at all times obey the traffic regulations of the Samlesbury Site and any specific directions issued by BAE SYSTEMS's Security staff. The Contractor must not at any time hinder or block the roads or pavements of the site.</p> <p>The Contractor is to make provision for the parking of his own vehicles, including those of his workforce, within the "designated area".</p> <p>The Contractor shall provide suitable signs for the direction and control of the traffic into or around the Site as required so that normal vehicular and pedestrian traffic over existing access roads and paths is not impeded.</p> <p>The Contractor will ensure that all workings are adequately marked for vehicular and pedestrian traffic.</p>
11	<p>Measures to avoid, to mitigate or to compensate for any likely ecological impacts shall be submitted by the developer to the Local Planning Authority for approval. The Local Planning Authority shall respond within 28 days of receiving the details and if no response is received from the Local Planning Authority within this 28 day period then the assessment shall be deemed to be approved. The development shall be carried out in accordance with the approved details.</p> <p>The Lancashire Enterprise Zone Samlesbury site: Ecological Statement under condition 11 of the LD Samlesbury Enterprise Zone. Lancashire County Council which makes provision for ecological off-site mitigation and compensation for the Enterprise Zone site as a whole.</p>
12	<p>Any required programme of archaeological works will be carried out in accordance with a written scheme of investigation and shall be submitted by the developer to the Local Planning Authority for approval. The Local Planning Authority shall respond within 28 days of receiving the written scheme of investigation and if no response is received from the Local Planning Authority within this 28 day period then the assessment shall be deemed to be approved. The development shall be carried out in accordance with the approved details.</p> <p>LCC have commissioned a report from Oxford Archaeology which confirms that no further archaeological works are required within the site boundary of this submission</p>
13	<p>Appropriate landscaping measures to avoid or mitigate detrimental visual impacts on Samlesbury Hall shall be submitted by the developer to the Local Planning Authority for approval prior to the commencement of development of Phase 2 of the Master Plan. The Local Planning Authority shall respond within 28 days of receiving the details and if no response is received from the Local Planning Authority within this 28 day period then the landscaping measures shall be deemed to be approved. The approved landscaping measures shall be implemented by the developer in advance of the commencement of development of Phase 2.</p> <p>The proposed scope of work is not located near Samlesbury Hall.</p>