

## **PRIOR NOTIFICATION OF DEVELOPMENT FORM**

**The Lancashire Advanced Engineering and Manufacturing Enterprise Zone (Samlesbury Local Development Order No. 2 (2014) (LDO): Prior Notification of Development.**

**Creation of a temporary construction haul road and demolition of former compound buildings adjacent to Enterprise Zone A59 access.**

**Description of Discharge of LDO Conditions to Accompany PND Form  
Section 3 Justification**

### **LDO Conditions**

#### **Conditions 1-3**

The proposed development complies with Condition 3 of the LDO: 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 of Development Form, whichever is sooner.

**Condition 4: Development shall take place in accordance with the principles set out in the Masterplan**

The proposed construction haul road and buildings demolition is in accordance with the principles set out in the Masterplan adopted in January 2014 and updated April 2015.

**Condition 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.**

Prior to the commencement of the works a preliminary Sources Study will be undertaken to identify any potential sources of contamination. This will include relevant sources of information such as from BAE Systems, the Environment Agency and the Local Authority. Any potential sources of contamination will be targeted during the intrusive investigation to establish levels of contamination. This will enable risks to site users and the environment to be identified, it will also outline risks to site operatives and identify waste acceptance requirements.

The building demolition works will be undertaken in line with all required regulations.

**Condition 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.**

Foul water disposal is not applicable for this proposed development.

Surface water disposal arrangements are set out as follows:

Surface water will permeate through the temporary haul road which is composed of granular material at a rate similar to the present ground surface. It will therefore disperse through the natural channels as in the pre-construction situation.

**Condition 7: Access arrangements for the 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.**

Not applicable as the proposed development is part of the access and highway arrangements for the Enterprise Zone site.

**Condition 8: The new access from A677 shall be developed when the trigger in the Masterplan is reached.**

Not Applicable

**Condition 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 highway authority**

The proposed temporary road will be constructed to a design standard appropriate to its usage as a haul road for site traffic. It will remain in position subject to trimming and removal of the sacrificial layer and form the subgrade layer of the permanent highway.

**Condition 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 prior to accessing the site**

Routes to the site will be managed and construction traffic will be restricted to the use of the A59 to the site. Specific reference will be made to the prohibition of Branch Road, Mellor Brook as a route to site.

A temporary compound will be established immediately adjacent to the site (see plan 3) at which all facilities and storage of plant and materials will be located.

**Condition 11: 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**

The Ecological Statement for the Samlesbury Enterprise Zone Site addresses Condition 11.

The proposal accords with the provisions of the Statement and works will be carried out in line with it.

**Condition 12: 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.**

Archaeological sites in the vicinity of the proposed development have been subject to assessment and recording in line with the recommendations of Lancashire County Council Archaeological Service. See report attached.

**Condition 13: 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.**

Not Applicable

