

## **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.**

**Lancashire Advanced Engineering and Manufacturing Enterprise Zone, Samlesbury Site creation of landscaped mounding adjacent to boundary with Samlesbury Hall**

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

**LDO Conditions**

**Condition 13**

**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.**

The proposed development is to partially discharge this condition of the LDO. The creation of the proposed mounding forms part of the wider ecological/landscaping plan for managing bat mitigation. A copy of the Bat Mitigation Plan is included in the this submission

The proposal accords with all other conditions of the LDO as follows.

**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 landscaping is in accordance with the principles set out in the Masterplan adopted in January 2014 and updated April 2015.

The Lancashire Advanced Engineering and Manufacturing Enterprise Zone Masterplan for the Samlesbury Site sets out the framework and principles for land use, site zoning, phasing, infrastructure ecology and landscape.

It sets out an integrated approach to landscape, ecology and habitat. This is also carried through into the Design Principles document for the site

On this basis a Bat Mitigation Management Plan 2016-2025 has been drawn up which expands on the set design principles and also the recommendations provided in the Ecological Statement. The Ecological Statement for the Site has been undertaken under Condition 11 of the LDO.

The Management Plan sets out the landscaping, planting and habitat creation and management measures required including the proposed mounding. A copy of the Plan has also been submitted as part of the PND.

**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.**

It is proposed that the mound be created from material already excavated on site from the formation of the spine road.

Prior to the commencement of the spine road works a preliminary Sources Study was undertaken to identify any potential sources of contamination. This included relevant sources of information such as from BAE Systems, the Environment Agency and the Local Authority. No contamination has been found to date, but further chemical testing will be undertaken as appropriate on materials proposed to be used in the mounding. All materials will be managed appropriately.

**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 and surface water disposal is not applicable for this proposed development. The design of the mound takes into account surface water run off and absorption rates relating to the mound itself.

**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

**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**

Not Applicable

**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 and the A677 to the site. Specific reference will be made to the prohibition of Branch Road, Mellor Brook as a route to site.

**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 Samesbury Enterprise Zone Site addresses Condition 11.

The proposed mounding is in line with the Ecological Statement and is included within The Bat Mitigation Management Plan 2016-2025. This sets out the implementation of the on-site ecological works including the associated landscaping works adjacent to Samesbury Hall.

**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.**

No archaeological sites have been identified in the vicinity of the proposed mounding.