

## **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: Electricity North West Ltd (ENWL) 33kV Primary Substation**

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

### **LDO Conditions**

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

The proposed development is for electricity utilities infrastructure. This use is authorised by the LDO (para 1.3.2 (4)) as it falls outside of the scope of the Town and Country Planning (General Permitted Development Order) 1995

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

The proposal is in accordance with the principles set out in the Masterplan adopted in January 2014 and updated April 2015; and the Design Principles Framework adopted in 2015.

The Lancashire Advanced Engineering and Manufacturing Enterprise Zone Masterplan for the Samlesbury Site sets out the framework and principles for land use, ecology, site zoning, phasing and infrastructure. It also reviews access and movement requirements and sets principles and proposals for addressing these requirements in a sustainable way.

The proposed sub-station forms essential core electricity infrastructure necessary for delivering development on the Enterprise Zone.

It is intended that the site is carbon neutral and two potential areas have been identified within the site for Solar PV panels.

#### **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.**

ENWL will undertake ground investigations to obtain soil samples across the proposed area. A report will be published providing an assessment of the chemical testing results in relation to the protection of construction works, long

term use of the site and classification of material for offsite disposal. Chemical testing results will be provided by a UKAS/MCERTS accredited laboratory and the chemical testing results shall be produced with an assessment based upon a comparison of the results in relation to LQM/CIEH S4ULs for Human Health Risk. Depending on the findings of the investigations a management and strategy plan will be provided to remove or manage any contamination.

**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.**

The overall drainage strategy for site agreed by Lead Local Flood Authority is attached.

Regarding the substation site, there is surface water discharge from the switch house roof and 2 No. Transformer bays. Water within the transformer bays is pumped out at a controlled rate and together with the minimal switch house roof, surface water will be taken away via either an underground drainage system through catch pits to a soakaway within the ENWL site boundary or, subject to our onsite surveys, the utilisation of any suitable on-site surface water drains. The ultimate solution will be wholly dependant on the survey findings and whether there are suitable local drainage connections available.

The toilet on site (required for infrequent use by maintenance engineers at all primary sites), will be fed to a holding septic tank which is alarmed to provide notification when to be emptied.

The switch house and transformer bays have been designed to an 1/1000 flood risk assessment.

**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.**

Drawing 400431-00103-100 -001 shows proposed access arrangements to the plot.

The access to the plot comes off the main spine road for the EZ. The main spine road has been constructed by LCC as part of the overall access and highways arrangements for the EZ site. This is served by 2 new junctions constructed by LCC, one off the A59 to the north and the other off the A677 to the south. This highway configuration and overall access strategy is in line with the Transport Assessment for the site and has been agreed with the Local Highway Authority.

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

Not Applicable, already in place.

**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 access to the plot comes off the main spine road. The wider spine road, and junctions onto the main highway network have been undertaken by LCC and are in line with the Transport Assessment for the EZ site.

**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 the 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 Samlesbury Enterprise Zone Site addresses Condition 11. A copy has been submitted together with the approved updated insert relating to the offsite bird mitigation site. The proposal accords with the provisions of the Statement.

Land at Warton Mires Lancaster has now been acquired and is being managed by RSPB to provide high quality replacement ground nesting bird habitat.

As per the Statement a Bat Mitigation Management Plan for the site has been drawn up and is being implemented in a phased manner.

**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.**

The proposal will not directly impact Samlesbury Hall.

Landscaping measures adjacent to Samlesbury Hall to mitigate future potential detrimental impacts are now in place.

### **Accompanying Plans & Documents**

400431-00100-002 – *Samlesbury Enterprise Zone New Primary Substation – Courtesy Planning – Existing Site and Location Plan*

400431-00101-001 - *Samlesbury Enterprise Zone New Primary Substation – Courtesy Planning – Proposed Site Layout*

400431-00102-001 - *Samlesbury Enterprise Zone New Primary Substation – Courtesy Planning – Proposed External Site Elevations*

400131-00103-001 - *Samlesbury Enterprise Zone New Primary Substation – Courtesy Planning – Proposed Building Plan & Site Elevations*

400131-00104-001 - *Samlesbury Enterprise Zone New Primary Substation – Courtesy Planning – Proposed Drainage Plan*

Completed Site Drainage Layout

Document – 1012080-RPT-002-SW - *Drainage Strategy*