

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.

Temporary limited capacity foam mixing plant with associated storage, crushing and screening for the purposes of recycling and removing arisings from plot preparation earthworks

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

LDO Conditions

Conditions 1-3

The proposed development complies with the use conditions of the LDO and falls under part (4) of Development Permitted by the LDO which is to authorise the development of associated infrastructure including land remediation (where required) associated with development for advanced engineering or manufacturing purposes or for ancillary, complementary or supportive uses.

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

The proposed remediation works are 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 and infrastructure and site preparation.

The earthworks previously confirmed as permitted development through Prior Notification of Development (PND) "Enterprise Zone North Western Area Earthworks and Drainage" are providing an area prepared for development. Some of the arisings from this have been found to contain a proportion of coal tar. Rather than removing this from the site to landfill a more sustainable approach of remediating the material for recycling on local roads is preferred.

The proposed temporary plant will prepare the coal tar planings and mix them to form a bitumous foam which can then be removed for immediate use in local road re-surfacing. The main steps are as follows:

Receive the tar bound planings from zone C.
Process with crusher and screener to segregate material (PFA (Pulverised Fuel Ash)/0-10mm & 10-20mm stone)
Pre blend stone with ash and load processed planings into KMA Hopper
Mixing plant adds water, cement and bitumen

Load mixed material into tippers and take to donor site

The operation will be temporary for a period of 4 months and will process less than 500 tonnes of material per day.

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.

A remediation strategy is in place for the site. The safe disposal or re-use of the coal tar has been considered as part of the approach to remediation. The arisings could either be removed off site to landfill or can be processed for recycling as proposed. The option to remediate via recycling and re-use is preferred as the most sustainable solution

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.

Not Applicable

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.

The proposal is for access into the works areas to be taken off the Sir Frederick Page Way via an existing access point as shown on layout plan "layout and access". The access will be managed by LCC using appropriate wheel washing and access permission. .

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. On site related traffic will be managed by LCC using appropriate wheel washing and access permission.

The operation would involve a maximum of 24 rigid tippers serving the foam mixing plant.

The process will also require the planed material to be delivered from the runway planed in the North Western Area for the mixing plant screening process. This will be done by the appointed contractor and would usually involve two articulated tippers (loaded directly from planer)

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

Not Applicable

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.

Not Applicable

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.

Landscaping and ecological measures have been implemented in the vicinity of Samlesbury Hall to avoid and mitigate any detrimental visual impacts. In 2018 landscaped mounding was developed adjacent to the southern boundary of the Enterprise Zone with Samlesbury Hall. In the Spring of 2019 tree planting was undertaken on the southern and western boundaries of the EZ with Samlesbury Hall and along the eastern boundary of the site. This comprises 1890 native trees and wildflower planting. This planting was undertaken to provide bat mitigation in accordance with condition 11 (ecology) of the LDO. In addition to providing ecological mitigation, part of the planting also serves to screen Samlesbury Hall from development on the EZ