

PRIOR NOTIFICATION OF DEVELOPMENT FORM

Ribble Valley Borough Council Council Offices Church Walk Clitheroe Lancashire BB7 2RA	South Ribble Borough Council Civic Centre West Paddock Leyland Lancashire PR25 1DH
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The Lancashire Advanced Engineering and Manufacturing Enterprise Zone (Samlesbury) Local Development Order No. 2 (2014) (LDO): Prior Notification of Development.

Purpose of Form

By submitting this form you are requesting confirmation as to whether the development you are proposing constitutes permitted development under the Local Development Order. Following consideration of your request by the Lancashire Enterprise Partnership, the Council will complete the notification section (Section 6) thereby certifying whether the proposals are or are not permitted development. This will constitute the formal response of the Council.

Section 1a: Applicant Name, Address and Contact Details

Title: n/a
Company Name: Government Property Agency
Address: c/o Atkins Ltd

Section 1b: Agent (if applicable): Name, Address and Contact Details

Title: Mr	Name: Russell Spencer
Company Name: Atkins Ltd	
Address: Chadwick House, Birchwood Park, Warrington, WA3 6AE	

Section 2: the Development Proposal

2a. Description of development		
Erection of a building and/or structure		
Proposed use Class: B1a	X	Reuse of existing building
B1b		
B1c		
B2		
B8		
Other (please state which)		
Associated Infrastructure or Other Development	(Go to 2b)	
2b. Associated or Other Development		
• Internal access roads	x	
• Plot based vehicle parking and servicing	x	
• Hard and soft landscaping	x	
• Foul and surface water drainage	n/a – using existing	
• Utilities infrastructure	n/a – using existing	
• Other - please see description of development below	x	
<p>Please provide a brief description of the proposed development:</p> <p>Refurbishment of an existing office building (class B1) to include an extension to existing rooftop plant, external stair for roof access, new entrance and window security features. Single storey switch room and UPS plant room.</p> <p>Installation of new fences, pedestrian and vehicle gates (with kiosks) and associated boundary landscaping, provision of new disabled car parking spaces and motorcycle bays and reconfiguration of existing car park/service area to accommodate cycle store, bin store, smoking shelter and portacabin-type building. Removal of small existing building and creation of external plant compound and portacabin type visitor reception building.</p>		
<p>Note – the following plans and drawings should be submitted:</p> <p>Location Plan based on an up to date Ordnance Survey map at a scale of 1:1250 or 1:2500</p> <p>Site/Block Plan at a scale of 1:500 or 1:200</p> <p>Existing and proposed Floor Plans at a scale of 1:50 or 1:100</p> <p>Existing and Proposed Elevations at a scale of 1:50 or 1:100</p> <p>Existing and proposed site sections and finished floor and site levels plans drawn at a scale of 1:50 or 1:100</p> <p>Roof plans at a scale of 1:50 or 1:100</p>		

Section 3: Justification

LDO Conditions

Conditions 1-3

The proposed use is authorised under conditions 1 and 3 as it entails the ongoing use, following refurbishment, of an existing office building (class B1) by the applicant for advanced engineering and manufacturing that falls within “Computing, systems engineering and autonomous systems” of Schedule A of the LDO, along with ancillary, complementary or supportive external alterations connected to this use.

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

The proposed Development is in accordance with the principles set out in the *Lancashire Advanced Engineering and Manufacturing Enterprise Zone Masterplan* (“the Masterplan”) adopted in January 2014 and updated April 2015; and the *Design Principles Framework* adopted in 2015.

The Masterplan for the Samlesbury Enterprise Zone 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.

In line with the overall vision and key principles set out in the Masterplan to guide development and delivery of the Enterprise Zone, the proposed development will create employment and contribute to local economic development.

The proposed Development sits in a part of the EZ identified within the masterplan where “use to be considered in future if land/buildings become available”. The proposed Development relates to an existing building that is now surplus to BAE Systems’ requirements and so is available in line with the Masterplan’s approach to phasing.

In terms of the wider design framework, the proposed Development mostly entails the refurbishment of an existing building rather than the construction of a new one. Nevertheless the proposals include carefully designed hard and soft landscaping at the plot boundary that balances the need for visibility and security with aesthetic considerations. This is in line with the Masterplan’s approach to landscaping which stipulates that “*hard landscaping including car parking and pedestrian walkways will be interspersed with soft landscaping and trees to soften their impact.*”

Vehicular access to the Site is via an existing access road off the recently constructed Sir Frederick Page Way and as such is in line with the overall access strategy for the EZ. Separate secure pedestrian access points are also proposed. Disabled parking bays are proposed within the plot together with cycle storage facilities to ensure the proposed Development is accessible to a range of users. The Site is also close to bus stops proposed in the Masterplan along Sir Frederic Page Way and accessible from the cycleway that runs alongside Sir Frederick Page Way. It is expected that the number of users will be similar to those who used the building previously and as such significant additional vehicle movements are not expected.

The proposed works will be sympathetic to the design intent of the overall masterplan and make a positive contribution in establishing a design language for the site. The new additions to the building, namely the rooftop plant, external stair, window protection and entrances will be of architectural merit and be a sympathetic mix of modern materials to revive and establish the building with today's architectural ethos. The existing elements of the building will be carefully cleaned and repaired for modern use.

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.

The proposed Development entails the reuse of an existing building, so to the extent that this requirement applies the applicant confirms it will comply with this condition.

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.

As the proposals relate to the refurbishment of an existing building no additional drainage connections are proposed and the existing foul and surface water drainage connections will be utilised subject to being in suitable condition.

For the new structures proposed, it is anticipated that flows (anticipated to be similar to existing) will enter the current surface water network.

The proposals accord and integrate with the overall drainage strategy for the site agreed by the Lead Local Flood Authority.

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 proposed Development will utilise the existing unnamed BAE estate access road off Sir Frederick Page Way that services the plot. Secure vehicular and pedestrian gates will be created as part of the proposed Development which will close off the BAE access road to non-site traffic.

BAE are advancing separate proposals for a new link road for their use which will be the subject of a separate PND application.

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

No highway works are proposed. Works as part of the proposed Development relate to an unadopted private BAE estate road only.

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

The applicant confirms it will comply with the requirements of this condition. 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 existing approved *Ecological Statement for the Samlesbury Enterprise Zone Site* addresses Condition 11. 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 wider EZ site has been drawn up and is being implemented in a phased manner. Phases 1-3b have now been completed providing 1890 native trees, wildflower planting and bat foraging glades.

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.

The Archaeology condition has been discharged.

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 Site lies in the north-eastern part of the EZ, approximately 1km from Samlesbury Hall, and the proposed Development relates to an existing building and some limited external alterations and additions which are unlikely to be visible from the Hall.

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.
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Section 4: Declaration

I hereby give notice of my intention to carry out the above development. I also confirm my intention that if it is confirmed that planning permission is not required as provided for by Lancashire Advanced Engineering and Manufacturing Enterprise Zone (Samlesbury) Local Development Order No 2 (2014) I shall only carry out the proposed work in accordance with the details included in this form and on the accompanying scaled plans. I understand that any variation from these details may require re-assessment.

Name:

Signature:

Date:
