

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

PND "Proposed Coal Tar Recycling Plant submitted in March 2022 proposed a temporary (4 months) limited bituminous foam mixing plant with associated storage , crushing and screening for the purposes of remediating and recycling plot preparation arisings. This was confirmed as permitted development in March and April 2022 and works commenced on 16th May 2022 .The 4 month period permitted will cease on the 16th September 2022

Due to a combination of weather conditions, temporary shutdowns and a greater depth of coal tar than originally envisaged the operation cannot now be completed within the 4 month period.

A further PND is therefore being submitted to cover the completion of the works.

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

The operation is weather dependent ,therefore over the winter period it will be necessary to store the planings so that they can be processed in Autumn and Spring as and when weather conditions allow for road surfacing.

The stored material will be in a single location and will be no higher than 2.5m in height.

The period applied for is therefore temporary for 9 months. Less than 500 tonnes of material per day will be processed and the stored planning will be less than 200,000 tonnes.

The proposed works are too far away from residential properties for residents to be affected ,so the focus on impact assessment is on site and the adjacent BAE and other buildings.

A monitoring regime has been put in place for the existing permitted operations and it is proposed that it will continue for this proposal. This measures and monitors noise levels. The proposed works are a significant distance from any residential properties so the focus on impact is on site and in relation to the adjacent BAE buildings. The measures include readings at nearby buildings including the ASK facility. Eighty dbs has been set as an initial appropriate level and if levels go above this then mitigation measures will be put in place. Impacts and monitoring are discussed with occupiers, in particular BAE Facilities Management at regular weekly meetings. Noise levels at different locations can be agreed and adjusted as necessary.

No issues with fumes have arisen to date and it is not anticipated that there will be going forward as the batching plants generate very few. However this will also continue to be monitored in liaison with site occupiers and through

BAE Facilities Management. If any issues arise mitigation measures will be agreed.

With regard to dust, the contract for the proposed batching process will include the need for water suppression on site to control dust. A construction vehicle management plan will also be applied.

With regard to temporary storage all relevant statutory and regulatory procedures and requirements will be adhered to.

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 storage 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

Section 5: LEP Advice and Recommendation

5a Compliance with the LDO

The LEP considers that the development described in this form constitutes permitted development under the Lancashire Advanced Engineering and Manufacturing Enterprise Zone (Samblesbury) Local Development Order No 2 (2014)

Signature: 

Date: 22/8/22

3/2022/0803



NO.	DATE	APPROVED/ISSUED	DRAWN BY	ISSUED BY
REVISIONS				
PROJECT TITLE: Samlesbury Enterprise Zone				
DRAWING TITLE: From Making Plans Location Plan				
DESIGNED BY	SAB			
CHECKED BY	EP			
DATE	10/03/22			
SCALE @ A4	NTS			
CUSTOMER				

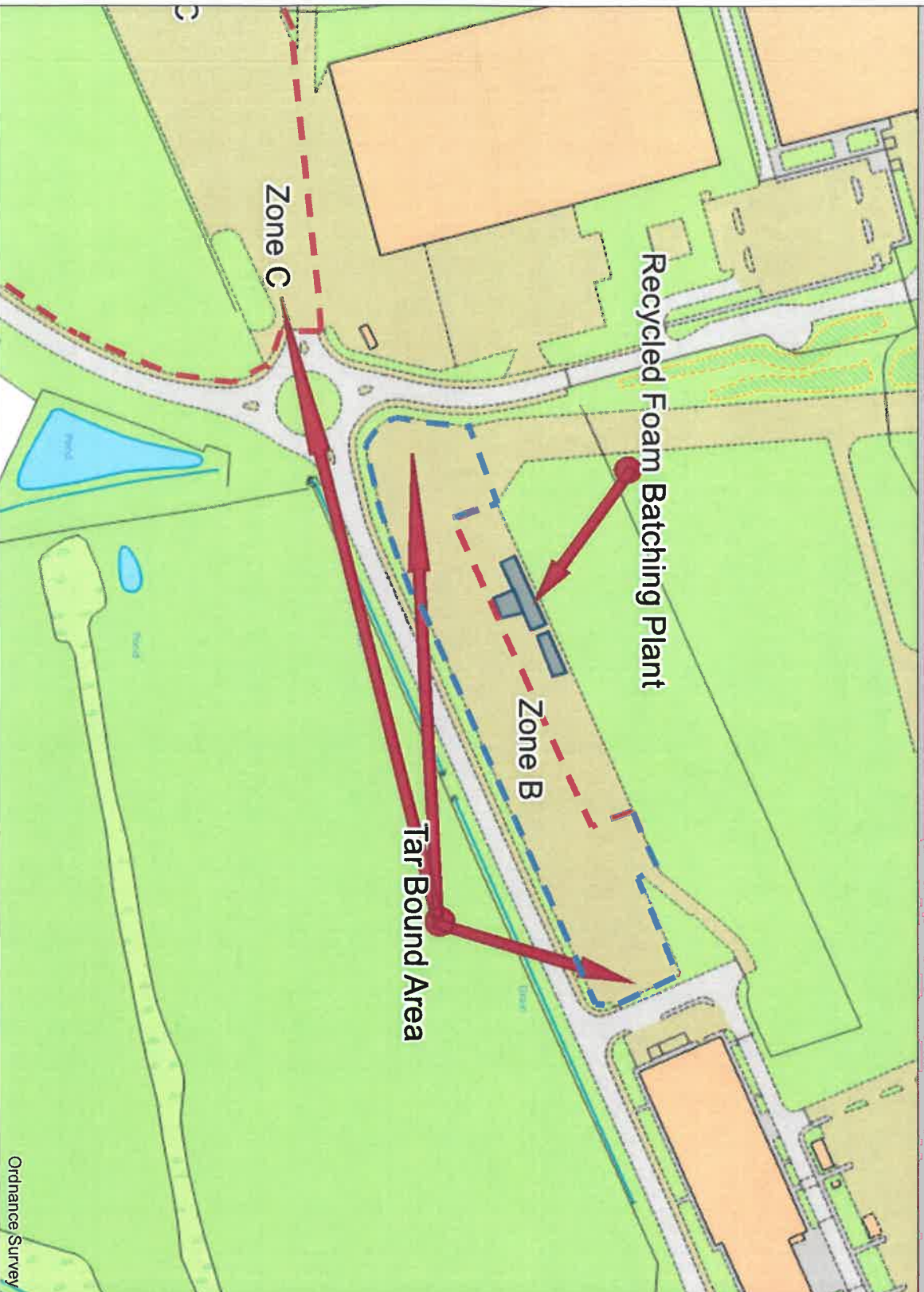
Lancashire
County Council
Lancashire
Highway Services

COMPUTER FILE REF

Recycled Foam Batching Plant

Author:

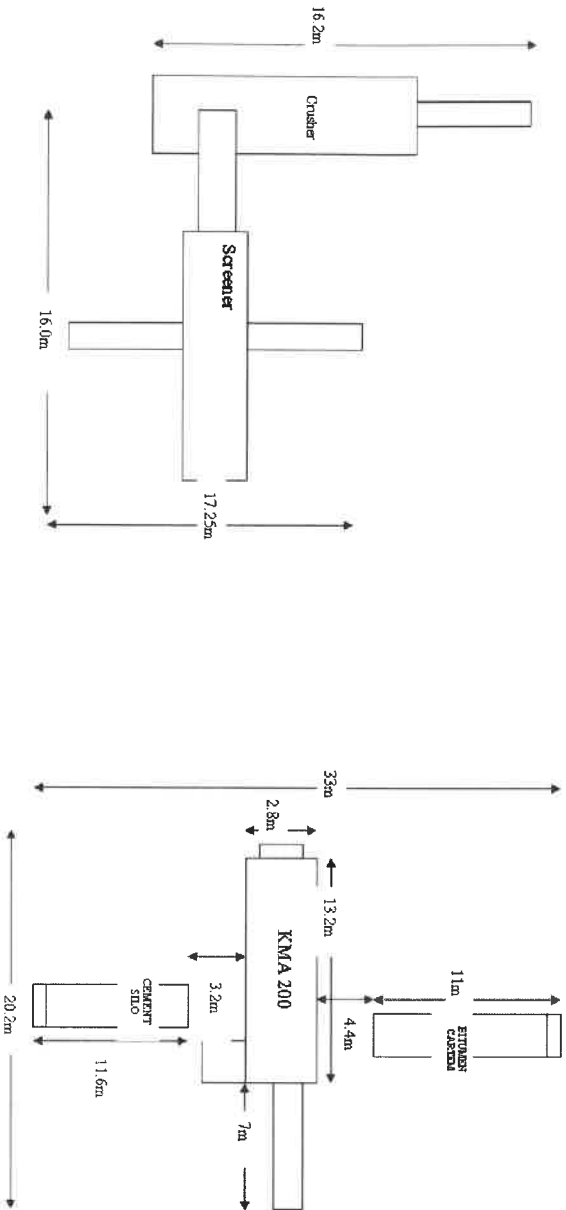
Date Created: 21/07/2022



Map Scale: 1:2,500
Map Centre: 363,091 431,147

3120221 0803

This is a typical layout of our plant configuration.
This diagram is not to scale.



NO.	DATE	REVISIONS	DESIGNED BY	CHECKED BY	ISSUED BY

PROJECT TITLE	Sanctuary Enterprise Zone
DRAWING TITLE	Esom Mining Plant Site Plant Configuration Layout
DRAWN BY	S&B
CHECKED BY	EP
DATE	10/03/22
SCALE @ A1	NTS
CUSTOMER NO.	

PROJECT TITLE	Sanctuary Enterprise Zone
DRAWING TITLE	Esom Mining Plant Site Plant Configuration Layout
DRAWN BY	S&B
CHECKED BY	EP
DATE	10/03/22
SCALE @ A1	NTS
CUSTOMER NO.	

PROJECT TITLE	Sanctuary Enterprise Zone
DRAWING TITLE	Esom Mining Plant Site Plant Configuration Layout
DRAWN BY	S&B
CHECKED BY	EP
DATE	10/03/22
SCALE @ A1	NTS
CUSTOMER NO.	

COMPUTER FILE REF

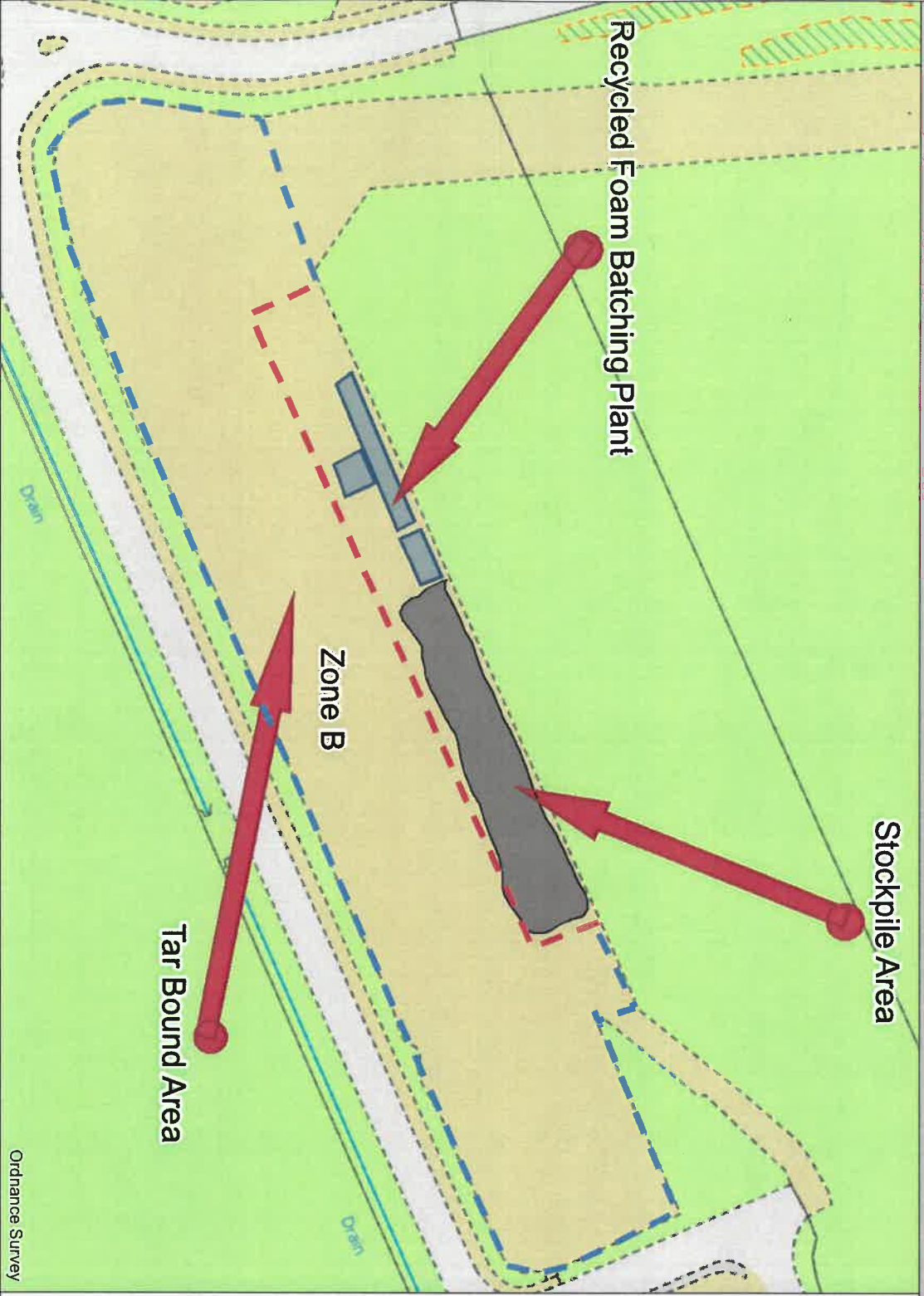
3120221 0803

Zone B - Recycled Foam Batching Plant



Author:

Date Created: 15/08/2022



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Map Scale: 1:1,250
Map Centre: 363,107 431,193

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Ordnance Survey